

PLANNING BOARD
February 11, 2015

APPROVED as amended & clarified:

2/25/15__jrl_____

AGENDA: 14SUP01, 14SUB01, 14SP01: CONTINUED SPECIAL USE
PERMIT/SUBDIVISION/SITE PLAN: ZAREMBA PROGRAM
DEVELOPMENT LLC/DOLLAR GENERAL, 215 Lake Street, #112-001
PCC: JOE SANVILLE/BRISTOL PAWN SHOP, 265 Lake St., #112-024
PCC: ELAINE McADAM/EARTHLY TREASURES/IRON HORSE
IRONWORKS, Lake St., #113-039

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Betsy Schneider (Sel. Rep.), Debbie Denning, Clay Dingman, Steve Favorite, Betty Seeler

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Sandra Heaney & Janet Cote (Conservation Commission), Joe Sanville, Elaine McAdam, Andy O'Hara Jr.

The meeting opened at 7:00 p.m. with a quorum. Ms. DeStefano explained that Zaremba is asking for a continuation until March 11, 2015.

Ms. DeStefano explained that a PCC (Preliminary Conceptual Consultation) is not binding on either the applicant or the Board. The Board will give their best information based on what is presented but the applicant should not enter into any financial agreements based on this.

PCC: JOE SANVILLE

Mr. Sanville asked the Board for a Minor Site Plan so that he could get a Conditional Use permit for his neon sign. The Board checked page 34 of the Site Plan/Subdivision regulations and determined that he did not need a site plan for anything else.

C. Dingman made a MOTION, second by E. Seeler, to ALLOW A MINOR SITE PLAN FOR A CONDITIONAL USE PERMIT FOR JOE SANVILLE. The motion CARRIED and Mr. Sanville presented his application to the secretary. The hearing will be held March 11, 2015.

PCC: ELAINE McADAM

Ms. McAdam stated that she has looked at the regulations and has met with Fire Chief, Steve Yannuzzi, who said that having 3 businesses would make no difference for him. They already have fire alarms in each section. They will sound-proof the new wall section. The only change will be to add an exterior door in the middle section. Ms. McAdam asked for a Minor Site Plan.

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McADAM PCC continued:

Ms. DeStefano looked at the requirements for a Minor Site Plan and it was felt that this also falls within that perimeter.

C. Dingman made a MOTION, second by D. Denning, to ALLOW A MINOR SITE PLAN FOR ELAINE McADAM. The motion CARRIED. Ms. McAdam felt that she would need time to prepare and was told that the next hearing date would be April 8, 2015.

ZAREMBA:

Ms. Heaney asked about the Soil Scientist's report and Ms. DeStefano stated that the Board received both final reports the previous day and copies have been sent to Nobis Engineering. They, in turn, are asking to continue their hearing to March 11, 2015.

C. Dingman made a MOTION, second by D. Paradis, to CONTINUE THE HEARINGS FOR ZAREMBA DEVELOPMENT PROGRAM LLC TO MARCH 11, 2015. The motion CARRIED.

Mr. Dingman mentioned that the Soil Scientist report seemed to indicate the same buffer line of the wetland. However, he advised that there be some kind of abatement done in the Spring. Ms. DeStefano explained that this was to advise the Board to look at and address the fill that the soil scientist saw evidence of.

Ms. Seeler stated that she was involved in two properties where the owner had to remove all of the soil and replace it with good soil. She also mentioned that at one site, the owner was required to put in an infiltration system which has to be pumped out twice a year.

Ms. DeStefano explained to those present that the Board just received Mr. Ballestero's final report. She asked the Board to look it over and then bring in their questions to the hearing in March. She added that Scott Holman has copies of both reports. Mr. Dingman asked what the Board will need for next time and Ms. DeStefano answered that we shall need to determine if the application is complete. Mr. Dingman thought that we had two separate applications to accept as complete and Ms. DeStefano corrected this to three: The Special Use permit, Subdivision, and Site Plan.

Mr. Dingman asked about the time limit, mentioning when we did the cell tower. Mr. Paradis stated that the cell tower was under Federal laws. Ms. DeStefano stated that this comes under State laws.

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ZAREMBA continued:

Andy O'Hara Jr., 190 Lake St., asked if just residents of the town could speak at a hearing or could an out-of-town person also have input. Ms. DeStefano explained that the Board can allow anyone to speak when asked and she mentioned a case where someone lived out of town but had a business in Bristol. Mr. O'Hara stated that he thinks this is a lot of red tape for taking a conforming lot and turning it into two non-conforming lots. Ms. DeStefano stated that the Board is here to represent the town's interest and to make the best decisions accordingly. Mr. Paradis added that the applicant is apparently able to spend this much for what they want.

Janet Cote, Conservation Commissioner Chair, asked if they can get copies of the two reports and the secretary will get these for them on Friday.

MINUTES OF JANUARY 28, 2015: The following amendments and clarifications were made: Page 1, PCC: ELAINE McADAM, 1st paragraph, 2nd line, replace "funds are not" to "funds should not be". Page 2, 2nd paragraph, following "waive" insert "increases of". 5th paragraph, 4th line, before "system" insert "Storm Tech". 6th paragraph, 2nd line, following "success" insert "to have a smaller building design". Page 3, 2nd paragraph, 2nd line, replace "own the pipe" with "have responsibility for the pipe". 5th paragraph, 2nd line, replace "moved it forward" to "moved the building forward". 6th paragraph, 3rd line, replace "create" with "contained" and at the end of the paragraph, add "There was a discussion as to the impact on the Newfound river and wild life."

E. Seeler made a motion, second by C. Dingman, to approve the minutes as amended. The motion carried.

COMMUNICATIONS: -----

REPORTS:

HDC – Didn't meet.

SELECTMEN – Nothing new.

CIP – Do not meet until after March town meeting

NEXT MEETING: The Planning Board is to meet again on Feb. 25th. This is a Workshop meeting and Mr. Dingman is to have a draft of the Vision Section of the Master Plan ready for the Board to look at. Ms. DeStefano also mentioned that Mike Izard, LRPC, is coming in to meet with us, regarding the Master Plan, at our March 25th workshop.

With no other business, Ms. Seeler, asked to adjourn at 7:35p.m.

Respectfully submitted,
Jan Laferriere, recording secretary