

PLANNING BOARD
March 25, 2015

APPROVED as amended:

4/8/15__jrl_____

AGENDA: ELECTION OF OFFICERS
MIKE IZARD, LRPC, - MASTER PLAN
WORKSHOP:
APPROVE VISION SECTION OF THE MASTER PLAN
SUBDIVISION/SITE PLAN REGULATIONS – HOUSEKEEPING
ITEMS

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

ABSENT: Debbie Denning

OTHER: Mike Izard and Dan (LRPC), Mitch (student assistant to Dan), Michael Capone (Town Administrator)

The meeting opened at 7:00 p.m. with a quorum.

MEET WITH LRPC:

Mr. Izard stated that they need to look into more detail and the amount of property in current use. In the Historic portion, they are looking at the development in the Downtown. The Tax Assessor Data Base may help. He then introduced Dan who has been working on the Land Use section. Dan distributed preliminary information and a map of Bristol properties. He explained that there are several parcels with no land use and he is asking the Board to look over these and identify them. They need to see the difference between Commercial and Industrial. He needs this information as soon as possible so that he can continue his part of the work.

Mr. Izard stated that what is of interest to him is the future development we are looking for. We may want to adjust lot size requirements, for instance, in the Zoning Ordinance so as to control this. Mr. Izard supplied a large map and said that the Board can mark this up as much as they wish.

Mr. Izard also mentioned that they look at what the town would be like if it was completely built per our Zoning Ordinance and Master Plan. They identify places to build. Dan stated that we have lots of parcels in multiple zones and asked what rules apply. Ms. Seeler stated that whichever zone is the strictest is used. She added that in some cases, electric companies, etc. add regulations, as well. Mr. Izard stated that some may have Conservation easements. They will look at some parcels, currently not developed, in which Conservation easements may apply if these parcels cannot be developed.

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LRPC continued:

Mr. Favorite stated that there are aerial photos at the Water/Sewer plant that might be helpful. Mr. Izard mentioned that they have an approvable draft of the Historic Section and could expand it according to the archives in Concord.

It was determined that the Board will work on the list of parcels to be identified. They asked if Dan can add a column for the Board to use and then e-mail the list to us. He said that he can do this. Ms. DeStefano stated that we shall work on this individually and then finish up at our next workshop meeting. Mr. Izard, Dan and Mitch were thanked for coming in and what they have done to date.

MINUTES OF MARCH 11, 2015:

The following amendments and clarifications were made:

Page 1, next to last paragraph, 2nd line, replace “he sits back” with “his building sits back”. Page 2, 3rd paragraph, 4th line, delete the sentence “Mr. Dingman stated that”. Page 3, 3rd paragraph, 2nd line, following “questioned” insert “whether”. 5th paragraph, 3rd line, change “filtering” to “filter”. 5th line, replace “was told” with “he said”. 6th line, replace “if a Variance” with “if the parking Variance”. Last paragraph, 4th line, delete “film”. Page 4, last paragraph, 5th line, replace “Be” with “be” and following “wetlands” insert “buffer”. Page 6, 5th paragraph, 4th line, replace “would” with “might”. 6th paragraph, change to read: “Ms. Seeler asked if the filled land would be deemed stable and mentioned that PSNH had an electric pole that fell on her property. PSNH replaced it and it was not compacted enough so that the sewer line going into the building froze. Mr. Holman stated that their studies will address that and a better job would be done than a private individual would do.” From “Atty. Sokul” on will remain as read.

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

ELECTION OF OFFICERS:

Ms. Seeler nominated the current slate. With no other nominations, the Board voted to keep Denice DeStefano as Chairman and Dan Paradis as Vice Chairman. The vote was unanimous in favor.

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VISION SECTION OF THE MASTER PLAN:

The Board was given an updated version of the Vision Section. Mr. Paradis asked if there are any changes from the last version we saw and Mr. Dingman stated that he only updated the date.

C. Dingman made a motion, second by E. Schneider, to APPROVE CHAPTER 1, VISION OF THE MASTER PLAN AND BRING IT TO PUBLIC HEARING ON MAY 13TH. The motion CARRIED.

HOUSEKEEPING ITEMS FOR SUBDIVISION/SITE PLAN REGULATIONS:

The Board went over the list of housekeeping items. It was determined that the first 2 items are Zoning Ordinance amendments and shall be taken up later this year. The Board determined that, on the second page, the Page 40, 8.7, A should be deleted but they are fine with the rest.

C. Dingman made a motion, second by E. Seeler, to ACCEPT THE HOUSEKEEPING CHANGES, EXCEPT FOR THE ONE DELETED, AND BRING THEM TO PUBLIC HEARING ON MAY 13TH. The motion CARRIED.

COMMUNICATIONS:

A DES Alteration of Terrain permit for Norm Hebert, #215-003.1 was looked at and a copy of a DES letter to Freudenberg stating that they are not in compliance with their groundwater management permit was read.

REPORTS:

HDC – They will meet in April. Their draft nomination of the Old Town Hall to be placed on the National Register has been submitted and under review by the NHDHR.

SELECTMEN: They meet tomorrow night.

CIP: There was no quorum for their March meeting. Mr. Paradis stated that Mr. Hill has been thinking about stepping down as Chairman. Mr. Capone stated that he needs to look at doing that Saturday meeting where we ask for volunteers for the Boards, explaining what each Board entails.

SWEARING IN OF THE MEMBERS UP FOR RENEWAL: The paperwork has been generated but the secretary was not sure that the Selectmen have signed as yet. She will notify the Board as soon as the paperwork is ready.

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OTHER: Mr. Dingman asked what the goal is of the Land Use Section of the Master Plan. Ms. DeStefano distributed copies of the contract with LRPC which helped in understanding. Ms. DeStefano stated that our next step will be to send LRPC the information that they have requested and then we shall have another discussion between them and the Board. She stated that she will e-mail them a copy of the "Vision" section.

NEXT MEETING: Our next meeting will be held April 8, 2015 at 7:00p.m. We have a Minor Site Plan for MacAdam Real Estate LLC on the agenda.

With no other business before the Board, S. favorite moved to adjourn at 8:15p.m.

Respectfully submitted,
Jan Laferriere, recording secretary