

PLANNING BOARD  
April 8, 2015

**APPROVED as amended:**

4/22/15\_\_jrl\_\_\_\_\_

AGENDA: 15MSPR02, MINOR SITE PLAN REVIEW: MACADAM REAL  
ESTATE LLC, 150 Lake St., #113-039  
MASTER PLAN – LAND USE SECTION

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

ABSENT: Clay Dingman (work), Betty Seeler (work)

OTHER: Paul Manganiello (Selectman), Mr. & Mrs. MacAdam, Michael Capone (Town Administrator)

The meeting opened at 7:02 p.m. with a quorum.

**MINOR SITE PLAN REVIEW: MACADAM REAL ESTATE LLC**

The secretary read the application, list of abutters notified, where the hearing was advertised and stated that there were no phone calls or written responses received. There was one Water/Sewer comment.

The Board went over the checklist. S. Favorite made a MOTION, second by D. Denning, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Paradis mentioned a mis-calculation with the parking: was figured as 1 space for 150 sq. ft. and should be 1 space for 300 sq. ft. He questioned if the Board feels this is grandfathered with no change to the size of the building. Ms. MacAdam stated that there is still a huge area by the barn and also in the back. Mr. Favorite felt that it is covered. Ms. MacAdam stated that she figured 4 spaces for the apartments and the rest for the businesses. Mr. Paradis calculated that 35 are required and the Board can waive 25% which is then down to 26. Ms. MacAdam stated that there are easily 3 by the barn and more in back. The Board felt that it is grandfathered and there is plenty of room for more, if needed.

Mr. Paradis stated that lighting was not mentioned and should face downward. Ms. MacAdam stated that they will only be adding one and all face downward.

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MACADAM MINOR SITE PLAN continued:

Mr. Paradis then said that the coverage calculations should be for 27,000 sq. ft. This was found to be in compliance. As to abutting neighbors, Ms. MacAdam mentioned that the front faces the school so there would be little impact, if any, on the neighbors. She then asked if a gym is allowed. Ms. DeStefano directed her to look at the allowed uses and see, by definition, what it would best fit.

Ms. DeStefano asked for public comment and there was none. She then read the Water/Sewer Superintendent's comment – "if the new businesses are going to have their own facilities (bathroom/water) then they will be required to individually apply for new service through the Water/Sewer Department." Ms. MacAdam was advised to speak with the Department about this.

D. Paradis made a MOTION, second by E. Schneider, to APPROVE THE APPLICATION OF MACADAM REAL ESTATE LLC WITH THE CONDITION THAT LIGHTS BE DOWN-LIT. The motion CARRIED. The Board signed the plans and Notice of Decision. The applicants were reminded that they will need a Land Use permit and of the 30 day appeal period. They were then thanked for coming in. They were also asked about the sign and Ms. MacAdam answered that they plan on using the present sign with slats. She was reminded that she should look at the sign ordinance requirements.

MINUTES OF MARCH 25, 2015: Mr. Favorite questioned the 3<sup>rd</sup> paragraph, 3<sup>rd</sup> and 4<sup>th</sup> line on page 1 where Ms. Seeler speaks of multiple zones. It was explained that this is where a property lies in more than one district.

One amendment was made: Page 1, OTHER, Dan (LRPC) is Daniel Callister.

D. Paradis made a motion , second by S. Favorite, to approve the motion as amended. The motion carried with 1 abstention.

MASTER PLAN, LAND USE:

The secretary gave Ms. DeStefano the list that Christina Goodwin had written up for her. Ms. DeStefano will fill these in along with the list of businesses that need to be clarified as commercial or industrial. She will e-mail these to the secretary so that she can make copies for everyone.

COMMUNICATIONS: None.

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REPORTS:

HDC – To meet next week.

SELECTMEN – Ms. Schneider reported that Mr. Capone will have a draft for 4/23 of the tax relief incentive and of a pawn shop ordinance. On May 30<sup>th</sup>, time tba, they are planning to hold an Old Town Hall discussion on what folks want to do with the building. This will be held at the Old Town Hall with a tour of the improvements that have been done. The Select Board has also developed an official decorating committee for the Town Square and they need volunteers. They will meet 4/9 at 6:00pm and are to discuss the back-in parking with Mike Vignale. The State NHDOT has the jurisdiction in front of the Rollins block, etc. section (Route 3A south). They may be able to give them recommendations but that is all.

CIP – They meet April 21<sup>st</sup>.

NEW BUSINESS: Mr. Favorite gave out copies of the current scale of the 10-year plan as reported at his last TAC meeting. Bristol's NH104-School Street east, 3,400' plan is #5. Mr. Favorite mentioned that New Hampton is now on the plan (#8) for a solution to the problem from exit 23 of route 93. He also said that Moultonborough has several as they broke their previous request into segments and may throw in some funding. TAC is concerned with wind watch issues. They are stressing the importance of this. Moultonborough and Wolfeboro are looking at a solar panel project in Wilmington where they have taken a field and filled it with panels. Mr. Favorite also stated that they hope to have a speaker on climate change at their annual meeting.

NEXT MEETING: The Planning Board will meet again on April 25, 2015 at 7:00pm. It is a workshop meeting and we shall work on the Master Plan, Land Use section.

With no other business before the Board, they adjourned at 7:52pm.

Respectfully submitted,  
Jan Laferriere, recording secretary