

PLANNING BOARD
April 22, 2015

APPROVED as amended:

5/12/15__jrl_____

AGENDA: PCC: PARKHURST PLAZA, 90 Lake Street, #113-041
WORKSHOP: MASTER PLAN, LAND USE SECTION

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Paul Manganiello (Sel. Rep.), Clay Dingman, Debbie Denning, Steve Favorite

ABSENT: Betty Seeler (away)

OTHER: Michael Capone (Town Administrator)

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

PCC: PARKHURST PLAZA, FRAN PARKHURST

Ms. Parkhurst explained that they wish to take some of the retail space and turn it into a function room with a stage, some tables and chairs. It would be used for public functions, possible contra dancing, special occasions for the restaurant. The Fire Chief is okay with the seating but they will need a sprinkler.

Ms. DeStefano asked how much extra seating there will be. Ms. Parkhurst answered that there would be 10 tables of 4 and then 4 at some high seats. She wasn't sure how many. Mr. Dingman asked if this is to be a permanent situation and how much square footage is added. It will be permanent and they possibly come back at some point to add to the kitchen. The square footage is 1450 sq. ft. The Board felt that the issues would be any change in outside lighting and parking. Ms. Parkhurst felt that it would be used as needed. She added that the only conflict with her store is St. Patrick's celebrations and Memorial Day. These get pretty crowded.

Mr. Paradis stated that the parking requirements may go up or down. The restaurant requirement is based on seating (1 space for every 3 seats). The Board looked at the Minor Site Plan requirements (page 33 & 34 of Site Plan/Subdivision Regulations, 8.3). They then looked at parking. They considered that a dancing area is usually considered part of a restaurant. Ms. Parkhurst mentioned that all music would be inside now. Ms. DeStefano stated that we need MaryAnn (restaurant owner) needs to determine the additional seating and Ms. Parkhurst left to go and ask her. She returned stating that there would be 75 additional seating and that the outside seating is seasonal only and usually people choose to sit there instead of inside, so fewer are inside.

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PARKHURST PCC continued:

The Board determined that they would need 51 spaces for the restaurant, 20 for retail, and 9 for storage for a total of 80 (15 more than what is shown at present). If MaryAnn wishes, she can ask for a reduction of up to 25% which would bring the total to 60 which is below what is shown at present. She would still need a Minor Site Plan.

Ms. Parkhurst asked if they could have the hearing as soon as possible so that they are ready for Memorial Day. As the regular date for May had passed, the Board felt that they could hold it on the date of their workshop, May 27th if the application, fees, etc. are received in the Land Use office by May 1st.

MINUTES OF APRIL 8, 2015: The following amendments were made: Page 1, next to last paragraph, 1st sentence, replace "150 sq. ft." with "300 sq. ft." and "300 sq. ft." with "150 sq. ft.". Page 3, Next Meeting, should read "April 22" instead of "April 25".

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

WORKSHOP: INDUSTRIAL OR COMMERCIAL USES

The Board went through the list given by LRPC, labelling which were commercial and which were industrial uses.

COMMUNICATIONS: A DES sewer permit for John Murphy, Crodem Drive, was looked at and Ms. DeStefano read an e-mail from Christina Goodwin in regard to paving and a fence for the Bleiler's Cardigan Mountain store for the Board's information.

REPORTS:

HDC – To meet next month and the architectural historian is moving along with the process for the Old Town Hall.

SELECTMEN: They have received the draft of the 79-E packet to look over and discuss at their next meeting. The meeting on May 30th at the Old Town Hall has been changed to 1:00pm. The Board has approved the change to head-in parking for North Main Street and the southern end of the Square and is sending a request to DOT to do the same along Rte. 3A south (in front of the Rollins, etc. blocks).

CIP: They met last night and Don Milbrand is now Chairman and Steve Favorite is to remain Vice Chair. Murray Campbell has stepped down and Bill Cote has requested to fill this space. The Planning Board determines this as the CIP committee is under their jurisdiction.

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CIP continued:

D. Paradis made a MOTION, second by P. Manganiello, to APPOINT BILL COTE TO THE CIP COMMITTEE.

A concern was expressed as Mr. Cote is on the Budget Committee and his wife is the Chair of the Select Board. Others felt that the CIP committee is just an advisory Board so this would not be a conflict. More discussion followed for and against. The Board tried to find the RSA for CIP membership but could not locate it. It was expressed that this is a congenial group and that, these days, when someone wants to participate, we try not to discourage them.

A vote was taken and Mr. Cote will be the new member by a vote of 4 for and 2 against.

NEW BUSINESS:

Mr. Favorite distributed some new mapping shown and added that GIS has new data that shows a slight increase for Bristol. He had brought some old maps from LRPC that he thought that we might be able to use. Ms. DeStefano looked them over and they shall be held in the Land Use office.

Mr. Capone had a request concerning LED lighting, ground mounted, that is now dark sky compliant. After looking at the Zoning Ordinance wording, it looked like it would need an amendment to the Zoning Ordinance before this could be allowed. Mr. Paradis pointed out that we may be interpreting it incorrectly and that it should be option 1 and option 2. As it is not clear, and the next sentence says there should be no ground-mounted lighting, the Board suggested that the applicant in question come in and speak with the Board about it on May 13th.

NEXT MEETING: The next Planning Board meeting will be held May 13, 2015 at 7:00pm. There is to be a public hearing on the Master Plan, Vision and some housekeeping issues to the Site Plan/Subdivision Regulations.

OTHER: Mr. Dingman asked what the next step is to be on the Land Use Section of the Master Plan. Ms. DeStefano stated that she will send LRPC the listings that we have completed and she will e-mail Mike Izard (LRPC) as to what the next step should be.

With no other business before the Board, C. Dingman made a motion, second by D. Denning, to adjourn at 8:45 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary