

PLANNING BOARD
May 27, 2015

APPROVED:

AGENDA: PCC: FRED EICHMANN/MEISNER FAMILY, Walumut Rd., map
#203 (102-051)
MEET WITH LRPC ON MASTER PLAN - canceled

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

ABSENT: Debbie Denning (family illness)

OTHER: Michael Capone (Town Administrator), Fred Eichmann

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

PCC: FRED EICHMANN/MEISNER FAMILY

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board and that no substantial financial obligations should be made based on it.

Mr. Eichmann stated that this property is owned by Bristol Shores, 81 Walumut Road. It is the lot across from what has already been established. They would like to put in small modular units, on slabs, for a 55 and older complex. There is to be a pool area and a laundry/rec. room. It will be totally separate from Bristol Shores and to be year-round. They would have their own sewer. When asked, Mr. Eichmann stated that they are looking into 100 sites.

Ms. Seeler asked about services for seniors. Mr. Eichmann stated that they expect to have only ambulatory and self-care owners. Mr. Dingman asked about ownership and Mr. Eichmann answered that each would own their own unit but the land would be leased. Ms. DeStefano pointed out that a cluster development is allowed in the Lake District (the nearest description to this). Mr. Paradis asked about the impact of travel. Mr. Eichmann felt that it is only busy in July and August and not a problem for the rest of the year. Mr. Paradis mentioned that 100 units could impact that more. He then read the description for a cluster development. Ms. DeStefano explained the need of open space in that case. Mr. Eichmann stated that they are open to anything and Mr. Paradis directed him to page 21, Article IV, 4.7 of the Zoning Ordinance which explains Cluster Development. The Board explained that the Zoning Ordinance is on the town web site and that he should look at the Lake District Uses (page 6) as well.

-2-
Planning Board Meeting
5/27/15

EICHMANN PCC continued:

Mr. Eichmann stated that he has spoken with Mark Bucklin (Highway), Jeff Chartier (Water/Sewer), and Steve Yannuzzi (Fire). Mr. Chartier felt that each unit should have separate meters. Everyone else was okay with it. The units would be 1 bedroom, kitchen, living room, bath, and den.

Mr. Paradis felt that they are looking for a lot of buildings for the area. He added that the Board usually encourages separate lots, for example: ¼ acre lots with common area. A discussion followed.

Mr. Eichmann stated that Bristol Shores provides a lot of activities and would do the same for this area. Mr. Dingman asked what kind of wetlands are there and was told that they are swampy. Mr. Dingman stated that they might be able to do cluster housing and use some of the wetland buffer areas for the common area. Mr. Eichmann mentioned that they are willing to put in a berm, trees, plantings, etc. as a buffer for the lots along the back boundary. When asked, he stated that Bristol Shores closes in November and April (it was noted that this was a requirement as they did this as a grandfathered campground). Mr. Manganiello asked about grandparents who are raising kids and Mr. Eichmann stated that they could restrict this in their bylaws. The Board felt that the idea is a good concept and thanked Mr. Eichmann for coming in.

MINUTES OF MAY 13, 2015: The following amendments and clarifications were made: Page 3, #4., 4th line, replace “ration” with “ratio”. Page 4, under TWO SIGNS, 8th and 9th line, delete the sentence beginning with “Mr. Dingman stated...”. Page 5, under NEW BUSINESS, replace “depicts” with “defines”.

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

COMMUNICATIONS:

1. Regarding 570 Hundred Acre Wood, #212-019 – free-standing solar panel: Mr. Paradis stated that it would be considered a structure if over 6'. The Board discussed the fact that we do not address this in the Zoning Ordinance and have added it to the agenda for changes this fall.
2. Letter to Mary Anne Parkhurst – regarding additional space use needing minor site plan before further permission. This was read and noted by the Board.
- 3, 4, & 5. DES Sewage disposal for David Bliss and Janette P. Harvey Revocable Living Trust and acceptance of application for a subdivision for Chris Dolloff.
6. Question as to addition on Martel property, Pike's Point – The footprint includes porches and decks. Calculations of coverage are 25%. The lot is 14000sq. ft. and footprint is about 1300 sq. ft. They will need to determine if the addition covers more ground or if it will be a second story over the present footprint.

-3-
Planning Board Minutes
5/27/15

COMMUNICATIONS continued:

7. Mr. Capsalis sent in copies of wording that he found for the new lighting that only covers the sign itself and asked that the Board vote on it at this meeting. The Board explained that they cannot vote on it at this time but will address it this fall when they do all proposals for changes to the Zoning Ordinance. Mr. Capone will answer Mr. Capsalis.

REPORTS:

HDC: To meet next month.

SELECTMEN: 79-E was voted to accept as was a contract for re-striping the downtown parking. It was noted that the State agreed to the change for Route 3A south, as well. The Select Board also are to go over the agenda for the May 30, 2015, 1:00pm meeting at the Old Town Hall (Tour is set for noon). They will be looking for input as to the use of the building now that it has been repaired.

CIP: Nothing to report.

NEW BUSINESS:

Mr. Capone thanked Mr. Dingman for his work on the banners for the Square. He noted that there is a walking map on the town web site now. Mr. Dingman thanked Mr. Capone and the Selectmen for allowing him to do this project which has historical connotations. Mr. Capone also expressed thanks to the many folks who have been doing projects for the town voluntarily. He stated that it is all good.

NEXT MEETING: Our next meeting will be held June 10, 2015 at 7:00pm. To date, we have a subdivision for Chris Dolloff on the agenda.

With no other business before the Board, E. Seeler made a motion to adjourn at 7:55pm.

Respectfully submitted,
Jan Laferriere, recording secretary