

PLANNING BOARD
June 24, 2015

APPROVED as amended & clarified:

7/8/15__jrl_____

AGENDA: WORKSHOP – MASTER PLAN, DAN CALLISTER (LRPC)
PCC: STEVE MEANS, 11 Hobart Road, #217-040

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

ABSENT: Debbie Denning

OTHER: Michael Capone (Town Administrator), Dan Callister (LRPC), Steve Means

The meeting opened at 7:00 p.m. with a quorum. Ms. DeStefano explained the process for a PCC (Preliminary Conceptual Consultation).

PCC: STEVE MEANS

Mr. Means stated that he wishes to open a BBQ Restaurant at 11 Hobart Road. He would have indoor seating, a 3-season porch, and outside picnic tables. Parking will remain the same as that of the CuNaMara. Seating would be less: under 40 inside, 20 on the porch and then the picnic area. Workers would begin at 10:00 and open at 11:00am. Closing would be at 10:00pm.

Mr. Paradis asked if there is to be live entertainment. Mr. Means answered that there would be some inside and occasionally outside for special occasions. He has seen Chief Yannuzzi who is fine with the plan. The State Liquor Commission said that the rope fencing outside should be fine.

Mr. Dingman asked how long has it been since the CuNaMara closed. Mr. Means stated that it closed 6 years ago and Kathleen's Cottage left 5 years ago. It was vacant 3 years and then the Creamery came in for 2 years. Mr. Dingman questioned the statute of limitation. The Board looked for this. Mr. Means mentioned that the restaurant furniture stayed inside. A discussion followed. Mr. Paradis felt that the grandfathering is now lost. The Board felt that it is a great idea but the last use was a take-out restaurant, which is an allowed use. However, a full restaurant will require a Special Exception and a Site Plan. Mr. Means expressed his concern with the time span this would take. Mr. Dingman asked when he looked into this property and Mr. Means said that it began 1 to 1 1/2 years ago but seriously about 2 months ago. It was felt that it would have been better if Mr. Means had come in at that time. Mr. Manganiello added that he will speak to the Economic Development committee about getting this information (seeing the Planning Board before getting too involved in a project) on their web site.

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PCC: STEVE MEANS continued:

The Board explained that Mr. Means can open now at a take-out for not more than 90 seats. Ms. DeStefano added that she believes that it is a limit of 2 or 3 years for keeping a grandfathered use (and the use has not changed in the meantime). Mr. Paradis asked if a tent might be used for now and the Board thought that it could. As this might use up parking space, Mr. Dingman suggested that Mr. Means might work something out with the Church across the street.

Mr. Means was then told that he would need to apply for the ZBA Special Exception by July 10th for an August 4th hearing and for the Planning Site Plan by July 17th for an August 12th hearing. These are the earliest dates available.

Ms. Seeler mentioned that maybe folks should be coming in to the Planning Board to suggest changes in what is allowed in their district as times change. The Board also stated that they felt that Mr. Means could allow customers to use the inside bathrooms.

DAN CALLISTER, LRPC – MASTER PLAN

Mr. Callister presented the Board with a development Scenario/Scope of Service. He stated that #1 is complete except for e. (Land Use map in final form). He is working on #2, c and d (Outline development scenario for Board and prepare graphics and Meet with Planning Board to discuss future land use. He added that Mike Izard is working on #3 (Regulatory Review and Recommendations).

Mr. Callister asked about future land use such as Broadband/Cell Service. Mr. Favorite stated that different companies are looking into new ways on their poles. Mr. Capone mentioned that Upper Valley is trying to get Broadband. He added that cell poles are not feasible here but it would be better for a cell tower. He has looked at town-owned land but has not come up with anything as yet. Mr. Dingman felt that we could put in hot spots. Mr. Callister said that the community could get involved: schools, the town office building, etc. Mr. Manganiello stated that we can create hot spots but that doesn't help folks coming into town via their GPS as it cuts out in between.

Mr. Callister mentioned that the Board can focus on districts instead of town wide, also, and how would Broadband impact. Mr. Paradis asked the problem with satellite and was told that it is the cost.

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MASTER PLAN WORK continued:

Mr. Dingman asked if #3 is to include what we are doing and where we might want to go. He feels that this is more important than Broadband. He likes the idea of Broadband but does not want to sacrifice things mentioned in our survey. The Board agreed and explained to Mr. Callister that we did a town-wide survey a couple of years ago and Mr. IZARD compiled the results. Mr. Callister was unaware of this and stated that he will look into the results and work with it. Mr. Dingman mentioned that a speaker at a meeting with NH DHR it is good to use pictures as examples.

Mr. Capone mentioned that Mr. IZARD may be using the survey in what he is doing and Mr. Callister should check so that they do not duplicate the work. Mr. Paradis asked if the old Alexandria site has been looked at for a cell tower. Mr. Capone answered that we did but the problem is that, in that spot, we have no control. Mr. Callister was thanked for coming in and for his work on this project. Mr. Dingman mentioned a community antenna system and Mr. Capone said that it would be a significant investment.

MINUTES OF JUNE 10, 2015: The following amendments and clarifications were made: Page 1, last paragraph, 4th line, replace "accept with a condition." to read "accept a run-off plan as a condition." Page 2, under PCC: TRICIA AND BOB POOLE, 2nd line, following "property" insert "(Auction House)". 7th line, last word, replace "We" with "They". Last paragraph, 1st line, delete "As" and capitalize "the".

E. Seeler made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with 1 abstention.

STEVE MEANS:

Mr. Means had returned and stated that MaryAnn (previous owner of 11 Hobart Rd.) stated that she had full-service last year and when they originally opened, they did not need anything. The Board explained that they did not need anything originally as it went from a full restaurant to another full restaurant. As for last year, she never came in to the Planning Board to do this. Mr. Favorite felt that they only served coffee and donuts. Ms. DeStefano will come in to the office next Friday and look at this history again and, if there are any changes, she will let Mr. Means know. He gave the secretary his phone number.

COMMUNICATIONS:

A copy of a DES letter to Mr. Bacon which came in saying that the State believes that The Big Catch may be out of compliance with their allowed 30 paper seat restaurant.

The Board also received an e-mail notice that the property of Parkhurst Plaza is now advertising the Creamer (ice cream) on Facebook. It shows the location as behind their building. The Land Use officer is to look into this.

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REPORTS:

HDC – Meet next month.

SELECTMEN – There is to be a sobriety check from June 28th to July 5th. The Selectmen are discussing what Space Needs properties would be a good fit.

CIP: -----

NEW BUSINESS:

For the Boards information:

A notice was not received from Bridgewater as to a property there which has a Bristol access. It was thought that it might be just for a tower but there is also talk of a large subdivision. Mr. Capone stated that Mr. Capsalis stated that the notice was signed by our tax collector. Mr. Capone will look into this.

The Newfound B & B is looking to put up an off-premises sign. The Board discussed the case in which the sign was a bit of contention and clearly is shown on the Site Plan. The Board requests that the new permit be denied.

Dollar General is back with a new Variance on parking for a smaller building on the same property.

NEXT MEETING: We shall meet again on July 8, 2015 at 7:00pm. There will be a Subdivision hearing for Shackett Holdings LLC.

OTHER:

It was noted that the Purple Pit has an off-premises sign again. Also, the Jewelry/Gold business needs to be spoken to about their banner. Ms. Seeler would like the landscaping sign removed from the property next to her as it sometimes interferes with the view from her driveway (it has been there since we had snow).

Ms. DeStefano asked that the Selectmen discuss the issues with Parkhurst Plaza as things keep coming up and no fines are done.

With no other business, C. Dingman made the motion to adjourn at 8:50 pm.

Respectfully submitted,
Jan Laferriere, recording secretary