

PLANNING BOARD  
October 28, 2015

**APPROVED as amended & clarified:**

11/18/15\_\_jrl\_\_\_\_\_

AGENDA: PCC: GREG WORTHEN, Peaked Hill Road, #219-037 & -038  
WORKSHOP: MIKE IZARD, LRPC  
PROPOSED ZONING AMENDMENTS  
PROPOSED PARKING CHANGE  
2016 BUDGET  
SIGN REVISED PLANS FOR EAMON MORIN/AUBUCHON HARDWARE

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

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

OTHER: Mike IZARD (LRPC), Michael Capone (Town Administrator), the Worthens and Colin Brown

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

PCC: GREG WORTHEN

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but will be the Board's best direction according to what is stated tonight.

Mr. Worthen stated that the properties in question were given to he and his brother. The lots are presently a 16 acre lot and a 64 acre lot. He and his brother wish to adjust the property boundary to add 32 acres to his 16 and drop his brother's lot to 32 acres. He wishes to build a home for his Mom and to subdivide his into 2 lots for his children.

Mr. Brown distributed sketches of what is there now and one of the proposed changes. Mr. Worthen said that his brother has a well and plans to build on his lot. The right-of-way is the same for his lot and his brothers'.

Mr. Paradis questioned how his lot was approved as it is landlocked. Mrs. Worthen stated that Sam Worthen owned it. There is a 1960 deed. She sold it to Greg. The right-of-way is deeded into the lot.

Mr. Favorite asked what the sticks are that are on the lot. He was told that these belong to Eversource (the Northern Pass plan). Mr. Paradis asked about frontage. Mr. Brown stated that there is a total of 600', 100' will go to the brothers' lot though he will still access through the right-of-way. Mr. Worthen stated that #2 lot will be divided for the kids.

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WORTHEN PCC continued:

Mr. Brown asked if he has to do the 2' topo. Increments where these are such large lots. The Board looked at the regulations and directed Mr. Brown to look at 7.6 waivers for use at the time of the Subdivision. Mr. Paradis mentioned that he might use the 20' USDA map.

Mr. Worthen and Mr. Brown were thanked for coming in.

MIKE IZARD (LAKES REGION PLANNING COMMISSION)

Mr. Izard distributed a draft copy of what he has gathered. He directed the Board to the highlighted items and went over them. Population growth and average age was in the first section. He mentioned possibly using Crosswalk (Regional Plans) and stated that Bristol is below the state average in both population and average age. Bristol's medium age is turning 65. These folks will bring more demand for services. Bristol needs more outreach.

The next leading point on the Bristol survey was for business development. Mr. Izard then went over the future recommendations. First is Infill Development. He stated that our Downtown district has less restriction, which is an example for Infill Development. He suggested that the Board might want to look at the Village Commercial restrictions as well. He mentioned that Conditional Use Permits could help but cautioned that they are discretionary which can bring problems.

Commercial Space Assessment was next. Mr. Izard mentioned that those that Dan Callister (LRPC) identified might be used here. An inventory would help for business development.

Enhanced Streetscape: The continuation of the bike path and the improvement of sidewalks are great. Our Site Plan/Subdivision Regulations has some reference to this but there is nothing dealing with bicycles (such as "bicycles need bike racks"). The Charrette that Bristol had gave us a C+. Mr. Izard feels that we would be valued higher today.

Current Use and Permanent Protection: We need to determine how current use relates to other values and we need to find out what the current use fees are used for. There are 4,389 acres of Bristol now in current use.

Joint Planning and Economic Development Task Force Meeting: Mr. Izard felt that we should cross-reference our survey with that of the Economic Task Force. He suggests that we have at least one joint meeting with them. He commended us on the current process for businesses that we have on the web site but felt that small business owners may not understand. Ms. DeStefano stated that there is a business checklist there and folks can come in for help with the office staff or at a Planning Board meeting.

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MIKE IZARD continued:

Mr. Izard stated that we have done pretty well with our vision. Façade improvements were recommended by the Design Charrette. The Historic District Commission has addressed this in that district.

Municipal Water and Sewer: Mr. Izard challenged us to think of how much more land would be added if water/sewer were both incorporated to them, especially to the 27 acres in the Village Commercial district that Mr. Callister identified. He has spoken with Jeff Chartier (Water/Sewer Supervisor) who mentioned the work looked at for sewer to the Lake. Mr. Izard stated that this would mostly benefit residences and the quality of the Lake but not to bring in business.

Mr. Izard concluded by asking for the Board to look this draft over and determine if anything more needs to be included or anything taken out.

Mr. Favorite mentioned that, in the Village Commercial district, there used to be many businesses (in the 1900's) a lot of them burned down and were replaced with residences.

Ms. DeStefano assured Mr. Izard that she would get copies of the draft out to the members who are absent tonight and she will get the Boards' feedback. Mr. Izard stated that Mr. Callister's write-up is 10 pages long. Mr. Izard plans on pulling some of this out so that the Board can use it as a resource instead of including it in the Land Use chapter. He will keep the 3-4 key points. He would like Mr. Callister to draw up a map for inclusion.

Ms. DeStefano asked when Mr. Izard would need the feed-back. Mr. Izard answered that, in order to have a solid draft by year end, the sooner the better. Ms. DeStefano put a 2-week deadline for this. She asked if we are on budget and Mr. Izard said that we are. Following a discussion, it was asked that Mr. Izard submit a bill before the end of the year so that we do not lose the money that was allocated for this. He agreed and added that he will e-mail a copy of tonight's draft to Ms. DeStefano for her missing members. Mr. Izard was thanked for all that they have done.

**PROPOSED ZONING AMENDMENTS:**

4.11E = Ms. DeStefano presented the changes that were suggested at our last meeting. The Board was okay with this. D. Paradis made a MOTION, second by S. Favorite, to APPROVE 4.11E AS PRESENTED AND BRING IT TO A PUBLIC HEARING ON DECEMBER 9, 2015. The motion CARRIED.

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PROPOSED ZONING AMENDMENTS continued:

4.20D = Ms. DeStefano presented the Board with Clay Dingmans comments. The Board was oaky with most of the comments but felt that “directly” should be changed to “wholly”.

D. Paradis made a MOTION, second by S. Favorite, to APPROVE 4.2D AS AMENDED AND BRING IT TO A PUBLIC HEARING ON DECEMBER 9, 2015. The motion CARRIED.

PARKING REQUIREMENTS:

The Board had town attorney Waugh’s comments as well as comments from Mr. Dingman. Mr. Paradis stated that he feels that we should pass the move of parking to the Site Plan Regulations (from Zoning) contingent on a vote in March to do so. Ms. DeStefano stated that we would remove parking from the Zoning Ordinance with the parenthetical explanation and asked if we need to revise it for Site Plan. Mr. Paradis felt that we should just go with the existing language for now.

D. Paradis made a MOTION, second by S. Favorite, to MOVE 4.5 PARKING, IN ITS ENTIRETY TO SITE PLAN WITH THE CONTINGENCY BEING AN APPROVED VOTE IN MARCH AND BRING TO PUBLIC HEARING ON DECEMBER 9, 2015. The motion CARRIED.

2016 BUDGET:

A discussion was held as to money needed for continued work on the Master Plan updates. It was determined to ask for \$3,000 now, which can be changed before February if needed.

AUBUCHON PLANS:

The revised plans were presented. The Board signed them and the Notice of Decision.

MINUTES OF OCTOBER 14, 2015:

The following amendments and clarifications were made: Page 3, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, before “page 56” insert “Section 9.2 on” and following “Ms. Lambert explained” insert “why she believes the proposal conforms with the criteria listed in Section 9.2. She explained”. Page 4, last paragraph, 3<sup>rd</sup> line, replace “principle” with “principal” and 4<sup>th</sup> line, delete “when they had plants” and replace with “for their propane filling station.” 7<sup>th</sup> line, remove “4” from “reduction”. 9<sup>th</sup> line, following “10” insert “wide”. Page 5, 5<sup>th</sup> paragraph, last line, following “fantastic” add “to work with”. Page 6, Selectmen Report, 1<sup>st</sup> line, replace “electric company” with “Department of Transportation”. 2<sup>nd</sup> line, following “Mr. Capone” delete rest of sentence and replace with “noted that this was unacceptable to the Board of Selectmen and that he will meet with DOT to discuss keeping the lights.”.

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

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**CORRESPONDENCE:**

The Board regrettably accepted Debbie Denning's resignation. Ms. DeStefano stated that she approached the attorney who had shown interest at our last meeting and he only wishes to be an alternate for now.

The Board looked at an NHDHR finding (no historical items) for Joanne Coppinger, Camelot Acres, a Wetlands permit for Red Fox Village, a copy of a letter to Janet Cote from Rhoda Fantasia concerning Hemlock Brook Road, and DES letters for Aubuchon Hardware.

**REPORTS:**

HDC – Did not meet.

SELECTMEN – Public Service has submitted an application to them.

CIP – Nothing

**NEXT MEETING:** The next Planning Board meeting will be held Nov. 18, 2015 at 7:00pm. We have a continued Site Plan for Zaremba/Dollar General, a Subdivision for Elizabeth Greenwood/Colin Brown, and a Site Plan for New England Housing.

With no other business before the Board, D. Paradis made a motion to adjourn at 9:45pm.

Respectfully submitted,  
Jan Laferriere, recording secretary