

PLANNING BOARD
January 13, 2016

APPROVED as amended:

1/27/16__jrl_____

AGENDA: 15SPR02 CONTINUED SITE PLAN REVIEW, NEW ENGLAND FAMILY HOUSING, 409 Lake St., #112-037 & 224-001

PCC: BRUCE KIRKPATRIC, Brown's Beach Rd., #104-163

16SUB01 SUBDIVISION: ERIC S. & CAROLYN A. WORTHEN and GREGORY G. & LAURALEE H. WORTHEN, Peaked Hill Rd., #219-037 & -038

ATTEND: Dan Paradis (Vice Chair), Paul Manganiello (Sel. Rep.), Bob Curtis, Clay Dingman, Steve Favorite, Elizabeth Seeler

ABSENT: Denice DeStefano (Chairman – away on vacation)

OTHER: Applicant teams, Sandra Heaney (Conservation Commission/HDC), public

The meeting opened at 7:00 p.m. with a quorum. Mr. Paradis introduced and welcomed the new member to the Board, Bob Curtis.

15SPR02 CONTINUED SITE PLAN REVIEW: NEW ENGLAND FAMILY HOUSING – Kent Brown (Engineer), Kevin French (Surveyor), Kevin Lacasse (Developer for New England Family Housing)

Mr. Paradis explained that there is a 2-step process that the Board must go through and stated that we are in the first step. At the last meeting, the Board needed an updated checklist. The new checklist changes were then addressed and Mr. Brown stated that he has added the detail based on last meeting's requests and that Sheet 10 now shows the size of the building and the distribution as well as the dumpster and its location.

Checklist #4, Description of types of services: The applicant felt this was not applicable and Mr. Dingman thought that this was okay and the Board agreed.

#12, Height & Setbacks: On sheet 3 of 11, note 4.

#22, Total area in acres & sq. ft.: On sheet 3 of 11 and Mr. Brown said that he will add these to the existing plan.

#26, Right-of-ways & easements: Mr. Brown stated that there are none on the property. Mr. Lacasse added that the right-of-way is only to get to the property.

#27, Setbacks to wetland per Comprehensive Shoreland Protection Act: Added to sheet 3.

#31, Existing Utilities: Mr. Brown was confused with this and had only checked the items that are existing. The Board determined to fill in the checks for those not existing.

#32, Proposed utilities: The Board did the same with these as in #31.

-2-
Planning Board Minutes
1/13/16

NEW ENGLAND FAMILY HOUSING SITE PLAN, checklist continued:

#38, Walks, fences, screening. The checks were put in.

#39, Provision for off street loading: Not applicable and found to be okay.

#45, Easements, Covenants, Deed Restrictions: All checks had been put in.

#46, Provision for snow removal: On sheet 3 of 11.

#47, Zoning Board Decisions: Checked no ZBA decision.

C. Dingman made a MOTION, second by P. Manganiello, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

James Houle, PhD, UNH Stormwater Center, was then asked to report on the findings of he and Tom Ballestero, PhD, PE, of UNH Stormwater Center on the Drainage plan that had been submitted.

1. Existing Conditions: Only one point of the analysis is used. This assumes that all the flow from the entire development terminates at the design point of analysis. Though existing conditions of sub-watersheds are well delineated, there needs to be more detail provided. Mr. Brown agreed to work with Mr. Houle on this.

2. Hydrologic soil groups: These should be verified with test pits, infiltration rate data collection and depth to seasonal high water table identification. Mr. Brown will provide these.

Proposed Conditions. Mr. Houle stated that most of this shall be addressed by DES with the State permits. What is listed is the list of probable State permits needed.

Construction Planning and Modeling (HydroCad) Output Files: The raingardens need a good ide4a of water volume and trees should not be planted in them. Both the raingardens and the porous pavement proposed need a maintenance plan which Mr. Brown agreed to provide.

Erosion and Sediment Control: Mr. Houle recommends coir logs or bark mulch berms instead of a silt fence and hay bales. He added that the site has good soil.

Mr. Brown stated that he will have this resolved by the Planning Board's next meeting.

Mr. Paradis asked for comments/questions from the Board. Mr. Favorite asked if 20' for the roadway in is wide enough. Mr. Brown answered that they want to keep the speed down and find that this helps. Mr. Favorite then asked if they have met with the Fire Chief yet and was told that they have not.

Planning Board Minutes
1/13/16

SITE PLAN: NEW ENGLAND FAMILY HOUSING continued:

With no other comments from the Board, Mr. Paradis asked for public comment.

Sandra Heaney, Conservation Commission representative, asked if the Conservation Commission can be given copies of the drainage calculations and the findings needed. This will be done.

Boake Morrison, Bristol, asked about the project. Mr. Lacasse explained that it is for a 32 unit complex of 1 and 2 bedroom apartments. It will be new construction and is for workforce housing. There will be no subsidizing of rents but may be some subsidizing for financing. Mr. B. Morrison asked if any tax money will be going for this and was told that there will not.

Mike Capsalis, Bristol business owner, felt that the school will be impacted which will raise our school tax. Mr. Lacasse stated that usually not many kids are in 1 and 2-bedroom units. Mr. Paradis said that the project may add children but the Planning Board cannot look at that.

Donna Nashawaty, Bristol, asked what the Board considers. Mr. Paradis answered such things as parking run-off, snow removal, storage. She then asked if the project meets the Zoning Ordinance and Mr. Paradis answered that it does, so far. Several folks asked if there is an avenue to request and impact study.

J. P. Morrison, Bristol, stated that this sounds like a better idea than to cut up beautiful old buildings into apartments.

Mike Capsalis stated that #5 is not water rated. He feels that the pumping station will flood. He also mentioned additional bussing and that he feels the project will be devastating to the town. J. P. Morrison stated that he is for the project and Boake Morrison added that he is against it.

Mr. Lacasse will look into the water rated problem.

Kathleen Firth, Bristol, asked if Mr. Lacasse has other similar projects. Mr., Lacasse answered that he has a complex at 180 S. Main in Franklin, The Country Meadows complex, 100 units in Berlin, and also in Claremont. He added that this is a draw for the betterment of the community.

Boake Morrison asked about the heavy chemicals that were on that site. Mr. Lacasse answered that these have been cleaned up and DES has been involved. Mr. B. Morrison then asked about the water table. Mr. Houle stated that this is why it is critical to get the test pits done. Contamination is also a concern of DES.

-4-
Planning Board Minutes
1/13/16

SITE PLAN: NEW ENGLAND FAMILY HOUSING continued:

Mr. Dingman brought the Board's attention to the section in the Site Plan regulations (page 21, 5.5) that deals with impact studies. The Board read that and felt it is something that they can consider.

Boake Morrison asked about the water problem and Mr. Paradis stated that the Board will look at this once Mr. Brown and Mr. Houle have gone over it all.

Ms. Nashawaty asked if anyone has looked into the construction cost and was told that they have not. She then stated that if there are 28 kids in the project, it will cost \$600,000. to school them, which is a significant impact. She strongly suggests that a physical impact study be done. Mr. Lacasse stated that 1-bedroom apartments have no kids and 2-bedroom usually only have one. He has found that, usually, singles, young couples, and elderly and possibly down-sizing baby boomers rent these apartments. Ms. Nashawaty mentioned that a similar project on Timberlane have not sold. It was noted that those were for Condominiums and this is for affordable housing.

Boake Morrison stated that kids come to live with their grandparents now-a-days. Mr. Lacasse said that they cannot discriminate but can limit the number of occupants.

Mr. Favorite asked if they did a survey or some research before deciding on building here in Bristol. Mr. Lacasse answered that the owners brought the idea to him and he checked into the variables and found them to be agreeable for a project like this.

Mr. Manganiello questioned that this is workforce housing as it has been stated that there may be elderly and down-sizing baby boomers coming in.

Chris Dyer asked if the rent is relevant to income. Mr. Lacasse said that it does not; the rents run from \$1500 a month to \$400 a month.

Mr. Boake Morrison did not think that the issue of low income has been answered. He personally has no problem with kids but does for a building for welfare. J. P. Morrison asked if he would be happier to have a WalMart there. Mr. Santamaria questioned that 32 units have been asked for in the application but show 41 units in another area. This will be corrected.

Mr. Dingman mentioned that the Planning Board is currently working on the Land Use section of the Master Plan and we would love to have folks, like this audience, come in and give their opinions at our workshops.

C. Dingman then made a MOTION, second by E. Seeler, to CONTINUE THIS HEARING TO FEBRUARY 10, 2016, 7:00PM. The motion CARRIED.

-5-
Planning Board Minutes
1/13/16

PCC: BRUCE KIRKPATRIC

Mr. Paradis explained that a PCC is not binding on either he or the Board and that no financial obligations should be done based on what is said here, though the Board will give their best answers.

Mr. Kirkpatric stated that they have a lot on Brown's Beach Road on which there are 2 cottages with separate water and septic systems, as well as two owners. Right now, if one wishes to sell, he/she need the okay by the other owner. They would like to make it a Condo. Property.

Mr. Paradis explained that a Condominium comes under Subdivision in N.H. Mr. Manganiello mentioned that this is covered on page 25, section 6.2 and the Board looked at that. They also looked at page 16 of the Zoning Ordinance for lot sizes allowed in the Lake District

Mr. Favorite asked about the driveways and was told that there are two separate driveways and each has town water. The septic systems are registered with the State.

Mr. Manganiello pointed out page 19 of the Site Plan/Subdivision Regulations which deals with a subdivision of 1 or more lots of less than 5 acres. The Board looked at this and determined that they need to research this a bit.

Mr. Kirkpatric was asked to come back to our workshop meeting, January 27th, 7:00pm and we shall have a better answer for him at that time. Mr. Paradis added that, worst case scenario, this would need a variance.

SUBDIVISION: ERIC S. & CAROLYN A. WORTHEN AND GREGORY G. & LAURALEE H. WORTHEN, Colin Brown.

The secretary read the application, the abutters notified, where the hearing was advertised and stated that there were no phone calls, written correspondence, or Dept. Head comments.

Mr. Brown stated that Eric owns 53 acres. The existing boundary line is close to Greg's house so this plan adjusts that issue, giving Greg more space. The odd shape of the lot is needed to meet the frontage requirement. The right-of-way is shown.

The checklist was addressed. Waivers were asked for #6, 14, 16, and 18. #23, 24, 25, 26, & 27 were not applicable, it was suggested that they be included in the paper of waivers and also to have all of the waivers listed on the plan. Ms. Seeler stated that there is no new construction proposed so 23, 24, 25, 26, & 27 do not apply. #6, 14, 16 and 18 were okay. The Board determined that they could approve the application and sign the plans at our workshop meeting once Mr. Brown gets the waivers listed.

-6-
Planning Board Minutes
1/13/16

WORTHEN SUBDIVISION continued:

C. Dingman made a MOTION, second by S. Favorite, to WAIVE #6, 14,16, 18, 23, 24, 25, 26, AND 27. The motion CARRIED.

C. Dingman made a MOTION, second by P. Manganiello, to APPROVE THE APPLICATION AS COMPLETE. The motion CARRIED.

Public comments were asked for and none were forthcoming.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE SUBDIVISION WITH THE WAIVERS ON THE PLAN. The motion CARRIED and the Notice of Decision was signed.

MINUTES OF DECEMBER 9, 2015: The following amendments and clarifications were made:

Page 2, 5th paragraph, last sentence, delete “the internal staircases.” and replace with “that the staircases are internal.” Page 3, 4th paragraph, 2nd line, replace “PROOSAL” with “PROPOSAL” and 3rd line, replace “ABANDONMENT” with “NON-CONFORMING USES”. Next paragraph, first line, change “NON-CONFORMING STRUCTURES” to “ABANDONMENT DEFINITION”. Page 4, 1st paragraph, 1st line, replace “EXTERNAL” with “EXTERNALLY”. 3RD paragraph, 1st line, replace “did” with “defined”. Page 5, last paragraph, 4th line, following “Manganiello” insert “said” and 5th line, replace “January” with “December”.

C. Dingman made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with one abstention.

COMMUNICATIONS: The Board received a survey for Doreen Powden & Margaret D. Miller, a copy of Atty. Uchida’s request for the Zaremba landscaping plan with the State, DES approval for operation of a sewer system for The Charles Mathis Family Trust, and ad from CAI Technologies, and the DES Source pamphlet.

REPORTS:

HDC: The met last night and Mr. Dingman is now to work with LRPC on the Historic Resources section of the Master Plan.

SELECTMEN: Mr. Manganiello stated that the LCHIP grant for HDC has been held over. They have an attorney with 4 other towns doing a letter on Northern Pass. They added a \$1,000 funding line in the Planning Board budget to be used for expert hiring. The new Town Administer, Nik Coates, started last Monday.

Planning Board Minutes
1/13/16

REPORTS continued:

CIP: ----- (they do not meet until after Town meeting now).

OTHER:

Mr. Favorite mentioned that our Old Town Hall is mentioned in the LCHIP report. At the last LRPC meeting, they were told that funding to the LRPC's is getting low.

NEXT MEETING: Our next Planning Board meeting will be held January 27, at 7:00pm. It is a workshop meeting but will also have the PCC with Bruce Kirkpatric, and signing of the plans and mylar for the Worthen subdivision.

With no other business, C. Dingman made a motion, second by P. Manganiello, to adjourn at 8:55p.m.

Respectfully submitted,
Jan Laferriere, recording secretary