

PLANNING BOARD
March 23, 2016

APPROVED as amended and clarified:

4/13/16__jrl_____

AGENDA: ELECTION OF OFFICERS
DISCUSSION OF INFORMATION FOR 15SPR01, CONTINUED SITE PLAN:
NEW ENGLAND FAMILY HOUSING, 409 Lake Street, #112-037 &
224-001

ATTEND: Denice DeStefano (Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Clay
Dingman, Steve Favorite, Elizabeth Seeler

ABSENT: Dan Paradis (V.Chair – hospital)

OTHER: J. P. Morrison (Selectmen)

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

DISCUSSION OF INFORMATION FOR 15SPR02, CONTINUED SITE PLAN: NEW
ENGLAND FAMILY HOUSING

Ms. DeStefano explained that the applicant has agreed to a stay of application to April 13, 2016 while their team gets together to determine their next steps based on a discussion with our town attorney.

E-mails between Attorney Waugh and the Board were addressed. The frontage issue does apply, the case is not grandfathered as shown in the 2015 version on “Grandfathered”, and the RSA places this case under subdivision. Mr. Dingman addressed the 3 options available:

1. Revise the plan with a new street built to Planning Board specifications or an Exception with the Zoning Board.
2. A Variance from the frontage requirement (this must be done in any case unless frontage can be acquired).
3. Go to the Selectmen for a waiver from liability concerning the right-of-way.

Ms. DeStefano stated that the 65-day clock has now stopped. Mr. Favorite mentioned that Attorney Miller stated that the continuation was to April 6th. Ms. DeStefano explained that she has since corrected that with Atty. Miller. Mr. Dingman stated that, if the applicant wants to go to the ZBA &/or Select Board, we need to set a time limit and Ms. DeStefano agreed and said that we shall discuss that at the April 13th meeting.

-2-
Planning Board Minutes
3/23/16

DISCUSSION – NEW ENGLAND FAMILY HOUSING INFORMATION continued:

J. P. Morrison asked if that meeting will be at the Fire Station and was told that it will and is at 7:00pm. Ms. DeStefano then asked the Board to review the Subdivision Regulations on roads before that meeting.

The Board then discussed the background of the frontage change and the possibility for frontage being allowed with the access road. Mr. Favorite mentioned that ADA brings the question of a sidewalk requirement. Mr. Dingman stated that the applicant could go to ZBA for a Variance for the road. He would like to find out about that.

The Board then discussed a few scenarios that could come about.

1. The private road – a request for a waiver to a Class V.
2. A Variance for frontage and an Exception for the State requirement. Mr. Dingman is concerned about the road and asked if Planning could have input to ZBA where we have the case, as well. The secretary mentioned that with the Dollar General case, the ZBA sent the applicants back to the Planning Board for input on the parking requirement and could do the same for this case.
3. Selectmen waive the liability of the road.

The Board will attempt to think about these 3 possibilities before the next meeting.

Ms. DeStefano stated that there has been a learning curve with this case. After this case is completed, she wants the Board to look at how to better handle similar cases such as making a checklist to remind the Board of when an application is complete. We need to have any needs before we accept the application as complete. The 65-day clock was discussed, as well.

Ms. DeStefano read an e-mail from a resident who is not in favor of this project. She went on to say that we will involve town counsel to help draft our final decision and the Board agreed.

MINUTES OF MARCH 9, 2016: The following amendments and clarifications were made: Page 1, Scenic Roads, 2nd line, delete “all 4” and replace with “on 3”. 4th line, replace “only” with “not”. Next paragraph, 4th line, after “okay” insert “to cut those without coming back to the Planning Board”. Page 2, 1st paragraph, 3rd line, replace “RSA675:35 with “RSA674.41” and following “is under” insert “RSA675:35 heading for”. 4th line, beginning with “showing” and ending with “Board” place in parenthesis. 7th line, before “Attorney” insert “is a subdivision.”. 8th line, following “is that” insert “a subdivision” and delete “it”. 3rd paragraph, last line, add “by DOT” after “requirement”. 4th paragraph, 6th line, move “above” to be after “1”. 7th line, replace “approval” with “revised location”. 8th line, replace “sections” with “FIRM zones”. 12th line, before “X” insert FIRM zone. 13th line, following “the land” insert “in a zone, not the buildings.”, replace “Kent” with “Brown” and following “placed” delete the rest of the sentence and replace with “as a note on the plan”. Page 3, 4th paragraph, 7th line,

Planning Board Minutes

3/23/16

MINUTES continued:

replace “they” with “the Select Board”. 5th paragraph, 2nd line, replace “Supervisor” with “Superintendent”. 3rd line, replace “possible” with “real”. 4th line, following “same” insert “elementary”. Last paragraph, 1st line, replace “230 at peak times” with “241 vehicle trips in and out each day”. Page 5, Selectmen, 1st line, after “finalized” insert “the warrant articles”. Mike Izard, 1st line, replace “they” with “the LRPC has” 2nd line, delete “have”, following “funds” insert “on the Land Use chapter of the Master Plan”, replace “revise the” with “include additional”, delete “they”, and replace “need” with “require”.

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

ELECTION OF OFFICERS:

C. Dingman made a motion to nominate Steve Favorite as Vice Chairman. There was no second after Mr. Favorite explained that he may have job conflicts but won’t know for another 2 weeks.

E. Seeler made a motion to nominate Denice DeStefano as Chairman, second by P. Manganiello, and the motion carried.

E. Seeler made a motion to nominate Clay Dingman as Vice Chairman, second by S. Favorite and the motion carried.

REPORTS:

HDC – Mr. Dingman stated that they will meet in April and will work on the last couple of nuggets for the Historic Resources chapter of the Master Plan. Mr. Manganiello stated that he will be the Selectmen’s Representative for HDC with Rick Alpers as back-up. Mr. Dingman explained the various things that the HDC covers.

SELECTMEN – Mr. Manganiello stated that Shaun Legueux is the new Chairman and he, Mr. Manganiello, is the Vice Chair this year. They have resolved the funding issue for the Land Use maps as that line had \$1.00 in it. Ms. DeStefano will verify this with the town administrator.

CIP: The secretary stated that they did not have a quorum for their March meeting. They are to meet April 19th.

OTHER: The secretary mentioned that, while typing the material on parking that is to be placed in the Subdivision/Site Plan Regulations, she noted that we now are missing any requirement for residential parking as Site Plan/Subdivisions only deal with commercial parking. The Board will look at this to determine how to cover this oversight.

NEXT MEETING: Our next meeting will be held April 13 at the Fire Station, 7:00pm.

Respectfully submitted, Jan Laferriere, recording secretary