

PLANNING BOARD

June 22, 2016

APPROVED as amended & clarified:

7/13/16__jrl_____

AGENDA: PCC: JOSEPH & ANITA SANVILLE, 265 Lake St., #112-024
WORKSHOP: REVIEW & APPROVE LAND USE CHAPTER OF THE
MASTER PLAN

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

ABSENT: Elizabeth Seeler (school)

OTHER: Joseph & Anita Sanville

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

PCC: JOSEPH & ANITA SANVILLE

Ms. DeStefano explained the PCC procedure and that it is neither binding on the applicant or the Board.

Mr. Sanville stated that they would like to get a design drawn up if the Board would consider putting an apartment upstairs from their pawn shop. It has a cathedral ceiling now. They would put dormers on the back side of the building. This would be for themselves.

Mr. Paradis explained that the property has a lack of amount of area which is grandfathered right now but would not be if they make this change. They do not have enough parking space. Ms. DeStefano stated that they will need a variance for the lack of area and a Site Plan which would have to consider the parking requirement. The Board suggested that, if they decide to continue, they keep a record of how many cars are on the lot at one time for the Board to consider at the Site Plan hearing. They were thanked for coming in.

WORKSHOP: LAND USE SECTION OF THE MASTER PLAN

The Board clarified a couple of pieces on the draft copy and Mr. Dingman will make these edits. They discussed the maps. Mr. Paradis felt that they need roads to show so folks can see the location. After much discussion, it was determined to put in the State highways, at least.

OTHER:

SIGN ORDINANCE: Ms. DeStefano explained that Mr. Lacroix has been asked to write up a new sign ordinance. Ms. DeStefano spoke with Mr. Lacroix and explained that she would rather invite the businesses in to one of our meetings to get their input before we attempt to change what we have. Mr. Manganiello explained that one of the Selectmen's goals was to review the town Zoning Ordinance.

-2-
Planning Board Minutes
6/22/16

OTHER: SIGNS continued:

Ms. DeStefano suggested that we might want to think about maybe summer off-premise signs. Mr. Dingman felt that we might do another community opinion survey as it has been 3 years since the last one. Ms. DeStefano felt that we might not be able to get this on the ballot until 2018. Mr. Paradis explained that we did a major revision on signs 5 years ago. It was a compromise of other town sign ordinances. Ms. DeStefano added that when you change an ordinance, you have to consider what it does to other ordinances or situations. It takes time. Mr. Dingman said that we also have to consider the first amendment issue.

Mr. Curtis mentioned that Mr. Lacroix had expressed that he had “no teeth” for enforcing. Ms. DeStefano stated that this comes under the Selectmen. She then read page 35 of the ordinance on penalties and then read RSA 676:17 which we follow. She still feels that we should work with the businesses and after that, start enforcing the sign ordinance. The Board agreed. Again, Ms. DeStefano suggested that we might want to be a little less stringent in the summertime. It was felt that we could ask the businesses in to our July 27th workshop (later, this was moved to the August 24 workshop as the July workshop already has a National Flood Insurance seminar scheduled then).

Mr. Dingman asked about the survey and Ms. DeStefano thought it might be a good companion piece. Mr. Dingman thought it would cost about \$150.00. We could ask about signage along with other items such as small box stores. Mr. Paradis suggested asking about more affordable housing needs and Mr. Manganiello mentioned fast food places.

Mr. Dingman suggested that we might want to look at doing something for recouping Engineering or Lawyer fees.

MINUTES OF MAY 25, 2016:

The following amendments and clarifications were made:

Page 2, next to last paragraph, 3rd line, replace “40” with “40 Square feet”. Page 4, New Land Use Officer, 3rd paragraph, first line, replace “no teeth” with “any power of enforcement” and 2nd & 3rd line, delete the sentence beginning with “Mr. Dingman”.

C. Dingman made a motion, second by P. Manganiello, to approve the minutes as amended. The motion carried with 1 abstention.

COMMUNICATIONS:

The agreement with DOT on the landscape plan with Dollar General was received.

-3-
Planning Board Minutes
6/22/16

REPORTS:

HDC: didn't meet.

CIP: don't meet until August

SELECTMEN: Officer Kelly is to work with the new dog (a Belgium Malenese). Kevin Lacasse came in to see them about getting a CDBG (Commercial Development Block Grant) for his New England Family Housing project. Diane Lane came with him and assured the Board that it would not affect any town applications for CDBG. Mr. Lacasse is asking for tax credits. The Selectmen have held final approval for Mr. Lacasse until the Planning Board final approval for his project.

Mr. Paradis questioned why the Planning Board does not get any insight into what the Economic Development Committee is doing.

MISCELLANEOUS OTHER:

Mr. Favorite announced that the Presidential Grille is for sale again.

Mr. Dingman stated that we need to be very aware of what we approved as conditions versus what New England Family Housing sees as their resolution at the Compliance hearing. Mr. Favorite added that Mr. Lacasse stressed that he had his approval from Planning to the Selectmen. The economic study is in question. Mr. Dingman asked Kent Brown, the engineer, to give a running tally of the changes made to the new plan that were not on the previous one.

With no other business before the Board, D. Paradis made a motion, second by P. Manganiello, to adjourn at 8:30 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary