

PLANNING BOARD MINUTES  
October 12, 2016

**APPROVED as amended:**

**10/26/16\_jrl\_\_\_\_\_**

AGENDA: 16SUB02 SUBDIVISION: MICHAEL F. SHARP REVOCABLE TRUST/BRANDY V. GUYOTTE  
& MICHAEL F. SHARP, 160 Jenness Hill Rd., #209-013, -014, -015  
16SPR01 SITE PLAN REVIEW: DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC,  
100 Schofield Rd., #220-0115  
16SPR02 MINOR SITE PLAN REVIEW: SOUP'ER HEROS SANDWICH SHOP LLC,  
20 Lake St., #113-046  
PCC: JEFF GOODRUM, 20 Spring St., #114-107  
PRESENTATION OF THE CAPITAL IMPROVEMENT PLAN

ATTENDING: Denice DeStefano (Chairman), Rick Alpers (Asst. Sel. Rep.), Bob Curtis, Steve Favorite,  
Dan Paradis, Betty Seeler

ABSENT: Clay Dingman (Vice Chairman - excused), Paul Manganiello (Sel. Rep. – excused)

OTHER: Don Milbrand (CIP Committee Chairman), Applicants and Public

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

**SUBDIVISION: MICHAEL F. SHARP REV. TRUST/BRANDY V. GUYOTTE & MICHAEL F. SHARP:**

An e-mail was received 10/11/16 from Colin Brown asking to continue to 11/16/16.

E. Seeler made a MOTION, second by B. Curtis, to CONTINUED THE MICHAEL F. SHARP REV. TRUST HEARING TO NOVEMBER 16, 2016. The Motion CARRIED.

**SITE PLAN REVIEW: DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC – John & Amy Southland, Bruce and Matt Barnard:**

The secretary read the application, abutters that were notified, and where the hearing was advertised. There were no phone calls or any written correspondence received.

Mr. Southland explained that he wishes to add 25 campsites. Mr. Favorite asked how many sites they have and was told that there are 132 existing campsites. Mr. Paradis asked if all campsites have electricity and sewer. They are in the process of doing a septic design.

The checklist was addressed. The following items were discussed:

#6. Title block: This is missing and needs to include the tax map lot number and the date the plan was prepared. All must be on the plan.

#7. Professional stamps & signatures: These are missing and should be on the plan.

#18. Location of Flood Zone: The 100 year flood zone must be on the plan or a waiver may be asked for with the reason as to why it is not included.

#23. Reference to established benchmark: Found to be included.

**DAVIDSON'S COUNTRYSIDE CAMPGROUND continued:**

- #24. Features within 50': Found to be covered.
- #25. Soil types: Need a note on the plan or ask for a waiver.
- #26. Right-of-way easements: Need to check that there are none.
- #27. Setbacks to Wetlands/CSPA: Provide on the plan or ask to be waived.
- #28. Wetlands delineation: Provide or ask to be waived. Mr. Bruce Barnard stated that this is on the State Septic Plan which he can provide.
- #31. Existing Utilities: These need to be checked off.
- #32. Proposed Utilities: Check off all that are known and then provide a note of what is to be done later.
- #33. Exterior Lighting: Mr. Southland explained that there is no lighting on the campsites; only on the existing buildings which will not change.
- #34. Impervious areas: Mr. Southland explained that the roads are all gravel.
- #37. Location of driveways and parking: This was found to be provided.
- #41. Statement of completion date: Mr. Southland stated that a lot of the work will be done by themselves so will be done in stages as they can only work on it in the fall. He estimates it will take 3 years. Ms. DeStefano stated that this should be a written waiver; all waivers must be listed on the plan and a written page of all waivers, and the explanation of why they should be waived should be provided.

Mr. Paradis added that 4.9 of the Zoning Ordinance needs to be factored in.

E. Seeler made a MOTION, second by S. Favorite, to CONTINUE THE SITE PLAN FOR DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC TO NOVEMBER 16, 2016, 7:00P.M. The motion CARRIED.

**CAPITAL IMPROVEMENTS PLAN, DON MILBRAND**

As there was not time to get copies of the plan to the Board, Mr. Milbrand asked that this be continued to Oct. 26, 2016.

A MOTION WAS MADE AND SECONDED TO CONTINUE THE PRESENTATION OF THE 2017 CAPITAL IMPROVEMENTS PLAN TO OCTOBER 26, 2016 AT 7:00P.M. The motion CARRIED.

**MINOR SITE PLAN: SOUP'ER HEROS/SHAWN LARKIN, IAN GATES**

The secretary read the application, the abutters notified, and where the hearing was advertised. There were no telephone calls or any written correspondence received.

(Note: This case was determined to be a Minor Site Plan when discussed while the secretary was away.)

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**SOUP'ER HEROS continued:**

Ms. DeStefano asked if the parking shown is shared with the Fitness Center and was told that it is. She then stated that we need 4 larger plans as the ones provided are too small. The checklist was then addressed.

#11. Permits & Approvals: these will be needed when they receive them. The Board may give conditional approval for them if they have not received them yet and they should supply them to us as soon as they are available.

#12. Exterior Lighting: They do not expect to change any of the exterior lighting. Two signs are lit now (on the building and by the road). A short discussion was held in reference to the State removing some of the street lights in the area. Mr. Alpers stated that the Selectmen have negotiated to take over some of them.

#13. Planning Board Approval Block: This must be provided on the plan (the 4 large ones).

Ms. DeStefano asked if there was anything else that the Board needs and Ms. Seeler felt that the need for the bigger plans was a must. Ms. DeStefano stated that they can e-mail them to the secretary. Ms. DeStefano asked for a description on the plan and Mr. Gates asked if the loading dock and dumpster should be there and was told that it should. Mr. Curtis added that the parking calculations (1 space for every 3 seats) should be there. Ms. DeStefano agreed and added that, if they come up short of what is required, they can ask the Board for less. Mr. Gates asked about snow removal and was told to just note it on the plan.

The Board began to continue this case to the Nov. 16<sup>th</sup> meeting but Mr. Larkin said that, if it went that long, he will just pull out as he cannot afford to pay that much rent on a building that he cannot do anything with. The Board discussed this and determined to bring the case in to the Oct. workshop meeting.

E. Seeler made a MOTION, second by S. Favorite, to CONTINUE THE MINOR SITE PLAN OF SOUP'ER HEROS SANDWICH SHOP LLC TO OCTOBER 26, 2016, 7:00P.M. The motion CARRIED.

**PCC: JEFF GOODRUM ---no show.**

**MINUTES OF SEPTEMBER 28, 2016:**

Copies had been e-mailed to the Board and the only amendment that they remembered to be made was to change the page number on the last page to "-5-" in place of "-4-".

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

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**REPORTS:**

**HDC:** Nothing to report. Didn't meet.

**Selectmen:** Mr. Alpers reported that they are close to closing on a cell tower, though the location might be in another town. It will help Bristol even in that case. Metrocast is doing a fiber extension. The TAC grant for sidewalks looks good. We shall hear in December. We are looking to finish the North Main section and then Merrimack and Central Streets. Budgeting has begun and the town office staffing is now okay.

**CIP:** Will present to the Planning Board 10/26.

**Land Use:** Mr. Lacroix was unable to attend this evening and e-mailed that he will e-mail a proposal on building codes next Friday.

**Northern Pass:** The Board had looked at what Mr. Dingman and Mr. Paradis had written and felt that they did a good job.

E. Seeler made a MOTION, second by D. Paradis, TO SEND THE PLANNING BOARD RESPONSE TO THE TOWN ADMINISTRATOR FOR THE SITE EVALUATION COMMITTEE. The motion CARRIED.

**OTHER:**

**Betty Seeler:** Ms. Seeler stepped down and asked advice on a potential client for her building on Danforth Brook. The client is originally from Bristol and wishes to move back. She has a kennel to breed and sell dogs (German Shepherd and Pomeranians). She has 50 of them right now.

The Board looked at the allowed uses for the Industrial zone. They only found a Veterinary clinic or hospital. As it stands right now, it is not an allowed use there. The only alternative is to request it be added to the uses for a March town vote.

**Signs and temporary signs:** Mr. Paradis mentioned that there is a change in which, if we allow time and temperature signs, we have to allow other content flashing signs. We may want to take these out. Ms. DeStefano will check with the Municipal Association about how to handle this. Mr. Paradis will e-mail the information that he received.

**Insults/Threats:** Mr. Favorite mentioned that he feels it is insulting to us when an applicant says the time needed is costing them. We are almost threatened. We tell applicants not to spend any money until they get approval and still this happens. He went on to say that he was at a meeting where this type of thing happened and a lawyer in attendance advised that the project be dropped right then. Ms. DeStefano stated that we work very hard to work with businesses despite rumors that we do not. A short discussion followed.

With no other business before them, Ms. Seeler made a motion to adjourn at 8:40p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary