

PLANNING BOARD MINUTES
October 26, 2016

APPROVED:

- AGENDA: 16SPR02 MINOR SITE PLAN REVIEW: SOUP'ER HEROS SANDWICH SHOP LLC,
20 Lake St., #113-046
PRESENTATION OF THE CAPITAL IMPROVEMENT PLAN
PCC: FRANK SCHILLER, Ravine Drive & Elm St., #111-090, -091, -096
PCC: JEFF GOODRUM, 20 Spring St., #114-107
PCC: DAVID FRADETTE, Lake St., #106-002
WORKSHOP: SIGNS, BUILDING/MAINTENANCE CODES
- ATTENDING: Denice DeStefano (Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite,
Dan Paradis
- ABSENT: Clay Dingman (Vice Chairman), Elizabeth Seeler (excused)
- OTHER: David Hill (CIP Committee), Scott Lacroix (Land Use Officer), Jeff Goodrum, Frank Schiller
& Colin Brown

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

CONTINUED MINOR SITE PLAN: SOUP'ER HEROS SANDWICH SHOP LLC
As no-one was present for this case, the Board determined to hold this later if someone arrives.

PCC: FRANK SCHILLER/COLIN BROWN

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but the Board will give their best answers based on what is presented. She advised that no funds be expended based on this, as well.

Mr. Brown explained that MR. Schiller owns 3 lots. He would like to merge lot #90 and #91 and then do a lot line adjustment to add a piece of lot #90 with lot #96. The Board looked at the Lake District regulations. Mr. Favorite questioned the building that goes over the lot line (lot #91). Mr. Brown stated that he has not gone out to the property yet. Mr. Schiller explained that he bought the lot and then the town put in zoning. The shed belongs to lot #92 so the town added a right-of-way to the shed. Then a new tax map was done which shows it is partially on lot #91. Mr. Manganiello calculated that this goes back 20 or 30 years. Mr. Schiller added that John Greenan had owned #91 and sold it to Mr. Schilling. He then spent 10 years trying to get it back from the town as it was in a Trust, not Mr. Greenan's name. He added that he owns #96 and wants a bit more land. He plans on selling the other lot.

A discussion was held about the frontage⁴ on Ravine Drive and the structure on #90. Ms. DeStefano explained that if someone bought the property without any structures, it would be a problem for them to build. Mr. Schiller stated that someone just bought #89. Ms. DeStefano asked for Mr. Lacroix's input. He explained that they had talked at length previously and feels that this is the best solution. Mr. Paradis stated that it is a merger of #90 & #91 and a lot line adjustment for #96 & #90. Mr. Brown agreed that this is what the applicant would like. The Board agreed.

-2-
10/26/16
Planning Board Minutes

PCC: JEFF GOODRUM

Mr. Goodrum stated that he has a purchase and sales agreement for 20 Spring St. He also includes the Abel and Tukey blocks. He is asking the Board what might have changed since the owner did his Site Plan. He also asked about parking. Ms. DeStefano answered that there is no change but parking has now been moved to Site Plan leaving the jurisdiction to the Planning Board. They can waive the requirement if the applicant proves that they do not need the amount required. Mr. Goodrum explained that the wall has been moved and goes straight across which allows for him to have 3 more parking spaces.

Mr. Paradis explained that there is a limit of 1 year for a plan to be applied and, in this case, that has expired. Looking at the final approval given the earlier owner, Ms. DeStefano saw that they needed 6 parking spaces for 5 apartments (2 2-bedroom and 3 1-bedroom). Mr. Lacroix and Mr. Goodrum discussed any ADA requirements. Mr. Paradis stated that he would be reluctant to waive parking. Mr. Goodrum had the internal plans which showed 6 apartments. He asked if he left the 6th one off, if he could do it later on. It was calculated that he has 9 spots which should cover his parking. Ms. DeStefano questioned snow removal. Mr. Goodrum asked if he can do 2 apartments now and then continue later. Ms. DeStefano mentioned that he will need to ask for a Site Plan and can then ask for a continuance before the year expires. She went on to say that he shall need a new plan so as to change the abutters, show all of the parking spaces, and check the notes for any changes. The Board advised that Mr. Goodrum see Alan Barnard, who did the original plan. He was then given the dates to submit in order to be heard in Dec.

Mr. Favorite mentioned LRPC and the Safe Routes to School grant that we applied for in that area. Mr. Goodrum stated that he spoke with Jeff Chartier about the water (he will need a sprinkler system). He added that water is a concern as there is only a 1" pipe there. Mr. Chartier mentioned the plans to re-do lines on Central St. which Mr. Goodrum might tie into. If these are not done by the time Mr. Goodrum needs to tie in, he can pay for the larger piping for \$12,000. He added that 2 apartments do not require sprinklers so he will start with just those two. If Mr. Goodrum applies by 11/18, his case will be scheduled for Dec. 14th.

CIP: DAVID HILL

Mr. Hill went over the plan Department by Department. He explained that in a couple of places, we are asking for funds to be placed in Capital Reserve and then purchases to be made from that fund. MR. Hill went over the narrative for each Department. He explained that Mr. Bucklin (Public Works) has pushed out purchasing the loader and a 6-wheel. The Fire Dept. has a problem as the new ambulance chassis' are larger and the need for more space is critical. They feel that they need to add a bay to the building. Mr. Hill stated that the Space Needs committee is looking at a 2-story building with an elevator (on the Smith property) to be used for the town office. No figures on this yet. He also pointed out that lease payment for the sidewalk tractor is done in 2018, the Engine 4 loan finishes in 2021, and the Library in 2022.

-3-
Planning Board Minutes
10/26/16

CIP PRESENTATION continued:

Mr. Manganiello pointed out that the tax rate is wrong as it includes the money that is to be taken for the Capital Reserve accounts this year. Those figures should be included in the tax rate. It was determined that the Police radios in 2015 did not pass and that figure should be removed. Mr. Favorite questioned why the Water Street figures stayed at \$60,000 every year as there is off-setting grant revenue for that project.

S. Favorite made a MOTION, second by P. Manganiello, to ACCEPT THE 2017 CAPITAL IMPROVEMENTS PLAN AS AMENDED. The motion CARRIED.

PCC: DAVID FRADETTE. Mr. Fradette has asked to continue to Nov. 16 which the Board agreed to.

WORKSHOP:

Ms. DeStefano stated that there is a new accessory dwelling law that we must look at. Mr. Manganiello mentioned that accessory buildings must match the existing building. Ms. DeStefano will send the power point presentation out to the Board.

Another issue we need to look at is for animated signs. Ms. DeStefano suggested we strike out what we presently have for a year and that will give us time to really look at it.

Ms. DeStefano received a request from the Town Administrator, Nik Coates, to have Mr. Bucklin check road changes. She stated that we might get this in if Mr. Bucklin gets them to us soon.

Mr. Lacroix stated that he wants to suspend Building Maintenance codes for a year as they are adopting a town ordinance for health issues to cover this some for now.

It was felt that we do not have time for much this year. Possibly, if Mr. Dingman gets them to us, we shall have the Historic and Land Use sections of the Master Plan completed.

MINUTES OF October 12, 20116: The following amendment was made: Page 2, #26, replace Right-of-way" to "Right-of-way".

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

COMMUNICATIONS: There was one DOT Driveway Permit for River Road, #209-055.

REPORTS:

HDC – none

SELECTMEN – The mica lot dedication was held. They received the Space Needs report and are in the budget process. There will be a hearing with the Department Heads at the Library on Dec. 3rd.

CIP – complete.

-4-
Planning Board Minutes
10/26/16

REPORTS continued:

LAND USE – Mr. Lacroix stated that he is working with Chris Dolloff on the Parkhurst issue. The sprinklers are in but are dry. A certified letter was sent to them, which they refused to sign for, so Mr. Lacroix had to hand-deliver the letter to them and have them sign that they received it. They have now been given until Friday to comply to which they said “no way”. The sprinkler installation was given until July 2016 to be installed and the trailers were to have been removed with the Site Plan in 2015.

Building on Central Street – the decks hang over the Hydro property and are a concern when the Hydro people mow. Mr. Lacroix has written a certified letter to the owner. There was a call today and they are not certain yet as to when (or how) the owner will comply.

The garage on Worfield Circle is to be torn down.

The metal roof on the Old Fire House is yet to be completed and they will get gutters and re-route the water.

The price for the Old Town Hall ramp move is yet to come in. They are to move the ramp out, make it ADA accessible and Mr. Bucklin will tar it. The policy to rent the hall is being done by the Selectmen. There is a concern about the back section.

The Library is looking to add a ramp.

A Nuisance Ordinance is to be presented to the Selectmen next Thursday (for Safety and Health).

CONT. SITE PLAN: SOUP’ER HEROS

As no-one came, the Board determined to vote, as a courtesy, to continue the hearing once.

S. Favorite made a MOTION, second by P. Manganiello, to CONTINUE THE SOUP’ER HERO HEARING TO NOVEMBER 16, 2016 AT 7:00P.M. The motion CARRIED.

NEXT MEETING: Our next meeting is Nov. 16 at 7:00p.m. We have the continued hearings for Michael F. Sharp Rev. Trust, Davidson’s Countryside Campground, the Soup’er Heros, and the PCC for David Fradette.

With no other business before the Board, S. Favorite made a motion to adjourn at 8:45p.m.

Respectfully submitted,
Jan Laferriere, recording secretary