

PLANNING BOARD MINUTES
November 16, 2016

APPROVED AS AMENDED & CLARIFIED:
12/14/16 __jrl_____

AGENDA: 16SUB02, CONT. SUBDIVISION: MICHAEL F. SHARP REV. TRUST/BRANDY V.
GUYOTTE/MICHAEL F. SHARP, 160 Jenness Hill Rd., #209-013, -014, -015
16SPR01, CONT. SITE PLAN: DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC,
100 Schofield Rd., #220-115
PCC: DAVID FRADETTE, Lake St.
16SPR02 MINOR SITE PLAN REVIEW: SOUP'ER HEROS SANDWICH SHOP LLC,
20 Lake St., #113-046
PCC: AUGUSTO DEOLIVEIRA, 75 New Chester Mt. Road, #115-011

ATTENDING: Denice DeStefano (Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite,
Dan Paradis, Elizabeth Seeler

ABSENT: Clay Dingman (Vice Chairman – away)

OTHER: Scott Lacroix (Land Use Officer), John & Amy Southland, Bruce & Matt Barnard, Augusto
Deoliveira

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

CONT. SUBDIVISION: MICHAEL F. SHARP REV. TRUST/BRANDY V. GUYOTTE & MICHAEL F. SHARP
An e-mail had been received asking for an extension to the next meeting.

Mr. Curtis made a MOTION, second by M. Manganiello, to CONTINUE THIS SUBDIVISION TO DEC. 14,
2016 AT 7:00P.M. The motion CARRIED.

CONT. SITE PLAN: DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC/JOHN & AMY SOUTHLAND, BRUCE &
MATT BARNARD

Ms. DeStefano explained that there were missing pieces to the checklist and the plan now consists of 3
pages. The Board went over the new checklist and plans. Mr. B. Barnard stated that the State Septic
plan is in the process of completion and Mr. Southland said that the completion date will be within 3
years. M. Barnard wrote the license number on the checklist. The Board went over the list of waivers.
When asked, Mr. Lacroix stated that he has no issues with the plan.

E. Seeler made a MOTION, second by S. Favorite, to APPROVE WAIVERS #12, 16, 24, 28, 30, 31, 32, 33,
35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, & 49. The motion CARRIED.

D. Paradis made a MOTION, second by E. Seeler, to APPROVE THE APPLICATION AS COMPLETE. The
motion CARRIED.

-2-
Planning Board Minutes
11/16/16

DAVIDSON'S SITE PLAN continued:

The Board went over section 4.9 of the Ordinance that deals with campgrounds. This campground is considered Long term. They do have a dumping station, the water is approved, and they have an area for trash, bathrooms, roadways, and 5,000 sq. ft. for each lot. There is 15' between them and 30' from any buildings. It was determined that the lots are 850' from the river.

With no comments from the public, nor further questions from the Board, E. SEELER made a MOTION, second by S. Favorite, to APPROVE THE SITE PLAN FOR DAVIDSON'S COUNTRYSIDE CAMPGROUND LLC. The motion CARRIED and the plans and Notice of Decision were signed.

PCC: DAVID FRADETTE

The applicant did not attend.

16SPR02, CONTINUED SITE PLAN: SOUP'ER HEROS SANDWICH SHOP LLC

Mr. Manganiello stated that the Select Board has learned that the applicant has withdrawn.

PCC: AUGUSTO DEOLIVEIRA

Ms. DeStefano explained the process of a PCC, which is not binding on either the applicant or the Board but is their best answer according to what is presented. She cautioned that no money be expended based on what is discussed until all permits/regulations are met.

Mr. Deoliveira stated that he has moved to a temporary location at 90 Chester St. He has retired rescue pets that shall be adopted when ready. He also has 25 dogs in MA. where he has a business to breed and train them. In all, he has 75 dogs. They are all German Shepherds. The Board looked up the location and it was determined that he is now in the Village Residential district where a kennel is not allowed. They are only allowed in the Rural district by Special Exception.

Mr. Deoliveira insisted that the 40 dogs are his pets and it is not a kennel. Ms. DeStefano stated that she feels that maybe up to 5 dogs may be pets but not 40. The property that he is on now consists of 0.97 acres. Mr. Lacroix asked about fencing and Mr. Deoliveira stated that some of the property is fenced. The dogs go to the fenced area and in the house. Volunteers help him to walk and tend the dogs. Mr. Deoliveira continued to claim that the 40 dogs are his pets and he is looking for a good place to buy where he can have them and also be able to bring his business up from MA.

Mr. Favorite suggested that he speak with Ebony Kennel (on the Tenney Mt. Rd.) who might suggest available land. Mr. Deoliveira stated that he is just looking to register the dogs until he can find a place. He has been in Bristol for a month and needs to get them registered. When asked, he stated that he does have a couple of dogs in crates due to behavior problems. A discussion was held concerning health problems with that many dogs. Mr. Favorite suggested he look in Danbury or Alexandria where there is no zoning.

Ms. Seeler said that he needs to be in a Rural district and go through a Special Exception to stay in Bristol. It was determined that a variance would be difficult to prove a hardship. The Board wished him good luck.

-3-
Planning Board Minutes
11/16/16

MINUTES OF OCTOBER 26, 2016:

The following amendments were made: Page 2, last paragraph, 4th line, insert "dump truck" following "6-wheel". Page 3, 1st paragraph, 1st line, before "tax rate" insert "2016". 2nd & 3rd line, delete the sentence beginning with "It was determined. Under Workshop, 2nd line, replace "match" with "attach to". 2nd paragraph, 1st & 2nd line, delete "what we presently have" with "the time and temperature exemption". 3rd paragraph, 2nd line, insert "specification" after "road".

P. Manganiello made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with one exemption.

REPORTS:

HDC: -----

SELECTMEN: Mr. Manganiello stated that we have Ben Larouche as the new Fire Chief and shall need to hire a replacement for his old job (firefighter/EMT). The Selectmen set the tax rate and it is up 43 cents to \$21.05. They used some of the fund balance to do this or it would have been higher. They also met today with the Business Economics and a session to include Freudenberg. They are connecting Freudenberg with Plymouth State. They are working with the Space Needs in regard to the Old Town Hall. They discussed the back lot area. The new Safe Routes to School sidewalks were dedicated.

LAND USE: The sprinkler system is in at Parkhurst's. They are now working on parking, snow, and a health ordinance. He added that the dog kennel needs defining. Ms. Seeler stated that she now has construction storage in her building on Danforth Brook Rd. Mr. Lacroix went on to say that the Worfield Circle garage is now down. TD bank is renovating their first floor and they want to add a light outside. Mr. Favorite asked what Mr. Lacroix needs to help him with enforcement and Mr. Lacroix stated that the new Health ordinance will help.

OTHER: -----

NEXT MEETING: Our next meeting is Dec. 14, 2016 at 7:00 p.m. Ms. DeStefano stated that she hopes that we can finalize the Land Use and Historic Sections of the Master Plan then. If Mark Bucklin, Highway Supervisor, has changes to the road requirements ready by then, we shall discuss them. If he is not ready, it shall have to wait another year.

With no other business, E. Seeler made a motion to adjourn at 8:50 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary