

PLANNING BOARD MINUTES
March 14, 2018

APPROVED as amended & clarified:

3/28/18__jrl_____

- AGENDA:** 17MSPR04 CONT. MINOR SITE PLAN: VACATION PARADISE REALTY TRUST,
16 & 20 Central Street, #114-121 & -122
17SPR03 CONT. SITE PLAN: TURNER COTTAGES LLC, Wulamat & Batten Roads,
#110-032
PCC: FRED SCHNEIDER/AUTO TRENDS: Lake Street, #112-001
- ATTENDING:** Denice DeStefano (Chairman), Clay Dingman (Vice-Chairman), Don Milbrand (Sel. Rep.),
Dan Paradis, Betty Seeler
- ABSENT:** Sathesh Mina (alternate – excused)
- OTHER:** Christina Goodwin (Land Use Manager), Liz Kelly (Bristol Planner), Steve Favorite.
applicants

The meeting opened at 7:00p.m. with a quorum. Ms. DeStefanos' plans had been changed so she was able to chair this evening.

CONTINUED VACATION PARADISE REALTY TRUST: EUGENIO IANICIELLO (OWNER), ALAN BARNARD (SURVEYOR), ALAN DE STEFANO

Mr. Barnard stated that the easement agreement is in process. On the new plan he pointed out the town proposal for parking on the street and the proposed sidewalk. Mr. Barnard had a meeting with the town engineer and Mark Bucklin (Highway Supervisor) and they will revise the plan for the 50' strip for the town parking which revises this plan by two spaces (now showing 6 spaces). The tenants can park on the street except in winter when they can move to the town parking until morning. The tandem parking shown will be for the 2-bedroom unit. The applicant wishes to ask for a conditional approval based on the finalizing of the easement agreement.

Ms. DeStefano asked about snow removal. It was explained that the easement will include snow removal to the KTZ Hydro LLC property. Mr. Ianiciello added that he has agreed to maintain the easement in exchange.

Mr. Dingman asked what has changed on this new plan. Mr. Barnard pointed out the change from 8 to 6 parking spaces and overlay, the green entrance, the letter noted on the map, and the purple line as required by the town engineer and Mr. Bucklin. Ms. Kelly asked about surface material and Mr. Ianiciello answered that it is to be crushed stone. Mr. Barnard added that it will probably have a paved entrance done by the town.

Mr. Ianiciello stated that the Mexican Restaurant wants to have one unit for their use. Mr. Milbrand felt that the plan is fine by a Selectman's view. Ms. DeStefano asked Ms. Goodwin what the Land Use office process is for a Conditional Approval. Ms. Goodwin answered that she would hold the conditional

-2-
Planning Board Minutes
3/14/18

VACATION PARADISE continued:

use Notice until the final approval and then Mr. Ianiciello could come in for his permits. Mr. Ianiciello stated that he already has demolition permits.

Ms. DeStefano called for public comments and there were none.

C. Dingman made a MOTION, second by D. Milbrand, to GIVE CONDITIONAL APPROVAL TO VACATION PARADISE REALTY TRUST, THE CONDITION BEING THE FINAL EASEMENT AGREEMENT FROM KTZ HYDRO LLC WITH PERMISSION FOR SNOW REMOVAL. The motion CARRIED and the Notice of Decision was signed. The Compliance Hearing was then set for April 11, 2018.

CONTINUED SITE PLAN: TURNER COTTAGES LLC

The applicant has asked to be continued to March 28 as we had not expected Ms. DeStefano to be in attendance this evening.

C. Dingman made a MOTION, second by D. Paradis, to CONTINUE THE SITE PLAN FOR TURNER COTTAGES LLC TO MARCH 28, 2018. The motion CARRIED.

PCC: FRED SCHNEIDER/AUTO TRENDS

Ms. DeStefano reminded everyone that the Site Plan has been compromised in that they paved over the green space and removed some trees. The State DOT has agreed to a plan (the Board has copies) to satisfy their requirements.

Mr. Dingman stated that the Site Plan was done at the same time as the Dollar General subdivision. He would prefer that the green space be restored. Ms. DeStefano read the answer received from DOT.

Mr. Schneider stated that he had met with DOT prior to this and there is a major drainage problem by the manhole; this gets undermined. He added that he and his sister, Betsy, put in the green space when they purchased the property but it was not there previously.

Mr. Milbrand stated that the Selectmen always bend to the State. Mr. Schneider stated that it is more difficult for folks pulling out as there needs to be a stop sign at the end of Bristol Hill Road. Ms. Kelly stated that she would like to see some green space put back. Ms. DeStefano agreed so as to match the two buildings on each side. She stated that Mr. Schneider should come back with a plan for the Board to look at. Mr. Dingman suggested raised curbing something like at Dollar General. Mr. Schneider said maybe similar to the island at Bond Auto. He added that he will be away from April 10 until the end of July so as to attend his son's operation and rehabilitation. He was advised to e-mail something to Ms. Goodwin or Ms. Kelly.

Mr. Schneider was thanked for coming in.

-3-
Planning Board Minutes
3/14/18

MINUTES OF FEBRUARY 28, 2018: The following amendments and clarifications were made:
Page 1, last paragraph, last line, following "one" add "because the kiosk design makes it appear the NLRA project is on town property." Page 2, 1st paragraph, 2nd line, replace "felt that it is" with "if it is a town project funded by an". 3rd line, following "NLRA's grant" insert "and not be subject to Site Plan Regulations." 6th & 7th line, replace "felt that it would need some sort of" with "spoke about the possibility of having a".

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

COMMUNICATIONS: A reminder of the Spring Conference had been received and Ms. Goodwin added that Rick Alpers and Dorcas Gordon will be doing a presentation there on the improvements to Bristol. There was also a Wetlands Permit for 30 Mt. Cello Road.

REPORTS:

HDC: Didn't meet.

Selectmen: Mr. Milbrand stated that they expect to announce the new Police Chief tomorrow night.

Last Sunday night, the Selectmen and the Space Needs committee walked through the Newfound Family Practice building and found it to be a possible good fit for the Town Office. He has heard nothing but favorable comments on this possibility. It has 7,000 sq. ft. The upstairs has a couple of offices and then a large unfinished area. There would probably not be an area for a meeting room. Incubated spaces were discovered. Ms. DeStefano mentioned that Century 21 is for sale as well.

Election Day votes were mentioned; Wayne Anderson is the new Selectman and the write-in for the Budget Committee is Paul Simard if he accepts. SB2 and Keno both failed. All Zoning amendments passed, though kennels was a closer count.

Mr. Milbrand stated that he has been in conversation with Western Montana State University on a study of research projects, bicycle and pedestrian facilities. Les Dion already has a bike safety program. It was felt that Bill Dowey might be interested (Economic Development committee).

CIP: To meet next week.

Land Use: Ms. Goodwin stated that we have just received a Special Use Permit for Bobbi Choate for continued habitation of a trailer during reconstruction. She was given a deadline of March 20th. Also, the Homestead applied for their Site Plan today (the patio and addition). Doug Williams will be back after his vacation. Colin Brown has a subdivision (1 lot into 2). Land Use has been busy. We are setting up a Bulletin Board at town meeting which will have Planning Board and ZBA on one side and the Bicentennial and Building Codes on the other. Our concern is of alternates and need of members. We have heard of two possible candidates who may be interested.

-4-
Planning Board Minutes
3/14/18

NEW BUSINESS:

For those who are renewing their Board membership, you can be sworn in following town meeting or on Wednesday evening.

NEXT MEETING: The next meeting will be held March 28th at 7:00pm. On the agenda is election of officers, the continued case for Turner's, and a workshop.

OTHER: Steve Favorite reported that there are two cases with LRPC: for a vote on Variances and for the applicability of Zoning Ordinances. Gilford has opted out of LRPC now. LRPC voted on their new officers and the new Vice Chair is from Gilford. Mr. Favorite mentioned the use of the State Building Officer for Commercial and Multi-family projects and Ms. Goodwin stated that we have used him for the Newfound Family Housing project. Mr. Favorite stated that there are loads of grants right now. He also mentioned DES involvement with extension of docks.

Mr. Dingman made a motion to adjourn at 8:15p.m.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant