

PLANNING BOARD MINUTES
March 28, 2018

APPROVED as amended & clarified:
4/11/18 __jrl_____

AGENDA: ELECTION OF OFFICERS
17SPR03 CONT. SITE PLAN: TURNER COTTAGES LLC, Wulamat & Batten Roads,
#110-032
WORKSHOP

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice-Chairman), Don Milbrand (Sel. Rep.),
Dan Paradis, Betty Seeler

ABSENT: Sathesh Mina (alternate)

OTHER: Christina Goodwin (Land Use Manager), Liz Kelly (Bristol Planner), public.

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

#17SPR03 CONTINUED SITE PLAN: TURNER COTTAGES LLC/Kent Brown, Larry Ellis

Ms. DeStefano explained that the public section of this hearing was closed at the last meeting. We have received a few more letters which the Board was given to look at but they will not be read aloud this evening. They will remain with the hearing folder.

Ms. Kelly explained that we look to the Master Plan, which is the foundation where our laws come from. We especially look to wetlands, special features and the importance of structures.

Ms. DeStefano called for a motion and second so as to start deliberations.

C. Dingman made a MOTION, second by D. Paradis, to BEGIN DEBATE ON THE TURNER COTTAGES LLC HEARING. The motion CARRIED.

Mr. Dingman suggested that we go through each of the issues that were brought up to the Board's attention.

Tree removal and Erosion: Mr. Dingman would like the applicant to show a plan that shows what is planned for tree replacement. The applicant presented a google plan which showed replacement of 22 trees. Mr. Dingman asked the type of trees and Mr. Brown answered that they intend to replace with evergreen. Mr. Dingman requested a more specific type so that we could understand if these will screen right away or will have growth in a couple of years. Ms. Kelly added that the height is important. Mr. Brown felt that they could address this later. Mr. Ellis felt that perhaps they would be Douglas Fir and they wish to screen as quickly as possible. Mr. Dingman felt that they need to also consider what they will look like down the road. Mr. Ellis stated that they want to get it back to woods; natural. Mario

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TURNER HEARING continued:

Focareco, from Turners, stated that what they plan will actually cover more than is shown now. Mr. Dingman again asked if they will be trees to screen or as mature to fit the surroundings.

Privacy of Abutters: Mr. Milbrand felt that there was a concern by abutters as to the height. Mr. Dingman thought that maybe only some of the roof may be seen. Mr. Paradis thought that they might want to put in a variety of trees and he cited the fact that Hemlocks are on the endangered list. Mr. Dingman added that they may want to stagger them and Mr. Milbrand mentioned possibly having a height difference, as well.

Stormwater Runoff: Ms. DeStefano felt that the applicants have covered this by complying with Dr. Houle, UNH. Mr. Milbrand asked how drainage from the roof would be handled and Mr. Brown explained that it will drain from the roof to the impervious surface and then drain from there. Mr. Dingman added that the applicants have worked with Dr. Houle who states that all of the issues have been addressed and incorporated. Mr. Brown stated that sheet 9 covers this. Ms. Kelly mentioned that it is now a grass swale instead of a culvert.

Outdoor Lighting: Mr. Paradis felt that the lighting should be inside. Mr. Dingman suggested timer lights for outside.

Use of the Buildings: These are to be garages for storing. The applicant added that there will be no outside storage.

Parking: It was stated that this is not for overflow parking.

Security: It was noted that, previously, a concern caused the suggestion of a gate and chain. Mr. Paradis felt that this causes folks to stop and get out to unlock anything and would tie up the street. Ms. DeStefano stated that these are to be for the residents only and Mr. Paradis felt that it would fit in more like a residence if there is just a driveway.

Loss of Neighborhood Character: Mr. Dingman stated that the Board looks at the Zoning Ordinance. That it should feel like it belongs in the neighborhood rather than have the Board deny it and the Board agreed.

Vehicle and Pedestrian Circulation: Ms. DeStefano felt that this will have minimal affect. Her biggest concern is that no path be established through the wetlands. Mr. Ellis stated that the best path for them is to go through the right-of-way to Gallahad. Mr. Brown added that the wetlands have lots of mosquitoes which are a deterrent.

Architecture of Buildings: Mr. Dingman asked if the applicant has looked at the standards to see if this fits. He added that the Board would like to see a drawing. The applicant passed around a simple depiction and Mr. Brown said that there will be a gabled roof. Mr. Ellis added that they intend on having vinyl siding which Mr. Dingman stated that we are against. Mr. Paradis and Mr. Milbrand corrected this

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TURNERS HEARING continued:

by saying that this is Mr. Dingman's preference. Mr. Ellis added that they intend to have metal roofs and doors. Mr. Paradis suggested rounding the corners similar to old carriage houses. Ms. Kelly added that this would soften the look. Mr. Ellis stated that they intend to make it a dark brown color. Debra Richards, Turners, added green trim to blend. Mr. Ellis thought they might put in a window on the side facing the road and Mr. Paradis suggested adding a cupola.

Failure to follow through on previous commitments: Ms. Goodwin and Ms. Kelly had researched the files and it is felt that we should go with the final plan that will be signed at this hearing. Ms. Goodwin stated that the outside boat storage was out of compliance and there was to be a cistern for drainage. There was a 2009 issue with dumpsters (which should be shown) and the number of bedrooms were in question .

As all issues had been discussed, Ms. DeStefano thought that conditions on the proposed inspection and maintenance should include: a copy of the report maintenance and inspection reports be forwarded to the Land Use Department and, in the second paragraph, that any change of ownership be sent in writing to the Land Use Manager within 15 days. Also, she would like to see more specific time frames for the maintenance activity.

Mr. Dingman mentioned needing a framework of requirement if they need to do any blasting. Mr. Brown said that they could take deeper cuts. Ms. DeStefano added that, if they do need to blast, that they get the permits required and insurance coverage for any abutter damage. Mr. Brown will add this to the notes on the plan. Ms. DeStefano stated that we shall list the conditions of approval and they should also be on the plan.

Mr. Dingman felt that another condition should be to have a third party engineer oversee the construction (as we required for the Newfound Family project). Ms. Kelly thought we might want a more robust 15' buffer, depending on the species that are there now.

Mr. Dingman would like the Board to go over the conditions and have the applicant address the screening of the buffer. Ms. Goodwin also mentioned that she will have to speak with Mark Bucklin (Highway Supervisor) about the driveway as, when he issued the permit, a culvert was to be put in.

It was determined that Ms. DeStefano and Mr. Dingman will make the list of conditions for the Board to look at.

C. Dingman made a MOTION, second by D. Milbrand, to CONTINUE THE HEARING FOR TURNER COTTAGES LLC TO APRIL 11, 2018 AT 7:00P.M. The motion CARRIED.

Ellen Rawlings, Camelot Acres, asked the Chair to consider hours of construction work. Ms. Goodwin and Ms. Kelly were thanked for their work on this case.

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ELECTION OF OFFICERS:

C. Dingman made a MOTION, second by E. Seeler, to elect Denice DeStefano as Chairman and Clay Dingman as Vice Chair. Both were willing for now. The motion CARRIED.

UPDATE CONTACT INFORMATION: At this time, the Board was asked to update their contact information so that all of the Land Use Team would have access to it.

WORKSHOP: The Board had nothing ready to work on. They did discuss the fact that they cannot deny a case if they meet all of the regulations. Also, Ms. Goodwin asked that when the Board is e-mailing any of the Land Use personnel, that they e-mail it to all of us. This would help when the part-time help is not available.

MINUTES OF MARCH 14, 2018:

The following amendments and clarifications were made: Page 1, Attending, Betty Seeler was absent and excused. Page 2, 4th paragraph under Fred Schneider, 6th line, following "Bond Auto" insert "(O'Reilly's)".

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

REPORTS:

HDC = Didn't meet.

Selectmen = They are trying to adjust the budget. The Police Chief started today.

CIP = The committee was disappointed that the plan was cut out even though the new building was placed on hold. Joe Lukeman (who is away) resigned but the committee is hoping he will change his mind when he returns. Mr. Paradis added that the Budget Committee was also cut despite all of the time that they put into it; they meet even more than the CIP committee.

Land Use = They have been very busy. Besides the long agenda for the Planning Boards' next meeting, we have a Special Use Permit scheduled for the workshop meeting as it needed the 30-day response time for the Conservation Commission and the Health Officer. Fred Schneider will not be back before July. Kathleen's Cottage has an ad in the paper for a Butcher Shop addition. Ms. Goodwin has reached out to ask her to come in so that she is not delayed. Ms. DeStefano added that Jeff Shackett has received a deposit on both of his lots by the traffic light. Ms. Kelly said that some from the Economic Development committee are to meet with him. Ms. Laferriere added that she and Mr. Daniels (Land Use Officer) had met with him and explained what is allowed and what our Charrette had recommended (Recreation). The applicant mentioned the possibility of an emergency medical office and also a service station with convenience store. We tried to steer him from the latter. Mr. Paradis asked who regulates a vape shop and was told that the State does.

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COMMUNICATIONS: None.

NEXT MEETING: Wednesday, April 11 at 7:00pm. Besides the Continued Turner Cottages, we have a Compliance Hearing for E. Ianiciello, Continued Special Use Permit for Doug Williams, Subdivision for R. & L. Goulette, Minor Site for D. E. Stevens, and Site for the Homestead.

With no other business before the Board, C. Dingman moved to adjourn at 8:30pm.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant