

PLANNING BOARD MINUTES
June 27, 2018

APPROVED as amended:
7/11/18__jrl_____

AGENDA: PCC: WEST SHORE MARINE
PCC: LIN CROSS
MEET WITH THE ECONOMIC DEVELOPMENT COMMITTEE
WORKSHOP: SURVEY, MASTER PLAN, HISTORIC SECTION

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)

The meeting opened at 7:00p.m.

PCC: LIN CROSS: Chris Labrie and Chris Norcross

Ms. DeStefano explained the procedure for a PCC and stated that this has to do with the sign that is facing the BCS building. The Board looked at the sign ordinance (4.11k). Ms. DeStefano read this aloud. The applicants have received a notice of violation. They have applied for permits for the other two signs.

The applicants explained that they put the sign in the brackets used for previous signs. They did not realize that it was not to be used. They feel that it is visible from the road.

Ms. Goodwin stated that it was a sign on the building and there was an issue at that time. Ms. DeStefano asked the Board's opinion. Mr. Dingman asked what would happen if they removed the offending sign and was told that it helps people to see their place. Ms. DeStefano felt that the speed limit there is slow so that should not be an issue. A discussion followed.

Ms. DeStefano stated that the Planning Board is to look at the sign ordinance. She continued to say that the applicants could take the sign down, hold on to it, and wait to see if any changes voted in might help. Otherwise, they would need a Variance from the ZBA. She added that, even if the Variance were to be denied, they should still hold on to the sign in case the changes get voted in.

The applicants felt that the sign, with the arrow for parking, helps folks know where to park. It faces a business and not a residential home. Mr. Paradis stated that the Planning Board was trying to avoid clutter. It was mentioned that the sign on the other side of the building faces the little park not North Main St. but has been allowed.

When asked about it, Mr. Dingman explained that the sign across the street, not facing a road, is grandfathered. Ms. DeStefano said that this Board cannot relieve the applicants but is glad to have their input as we rework the sign ordinance. Mr. Norcross asked what they need to do and was told to

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LIN CROSS PCC continued:

see either Ms. Goodwin or Ms. Laferriere for help with the Variance forms. The Board added that they can keep the sign up while they are in the Variance process. Ms. Goodwin stated that she will e-mail them the forms. Mr. Paradis advised that they check the ordinance for the steps needed to get variance approval.

Ms. Seeler mentioned her Danforth Brook Rd. property that faces Route 104. There is no sign there now. It was felt that this comes under the State jurisdiction but is something to keep in mind and look at when we are discussing signs. Ms. Goodwin stated that Lin Cross came in when she sent the 2nd letter to them. Mr. Paradis pointed out that we might want to think about changing “abutting” to “facing”.

PCC: WEST SHORE MARINE

The applicant had not arrived and Ms. Goodwin felt that he may have forgotten as he has been busy with the holiday events.

MEET WITH THE ECONOMIC DEVELOPMENT COMMITTEE (EDC)

No-one from the committee was in attendance. Ms. Goodwin had received several requests that the EDC would like the Planning Board to look at. Some are already on our list. Others: Recreation: renting boats in the Lake District. Also, a dog park. They suggest Hotel as an allowed use in the Lake and Corridor Commercial districts. Ms. DeStefano stated that water and sewer would be an issue in those districts. They asked for Workforce housing but we cannot designate like that, which Ms. Goodwin explained to them. A couple of their requests are Selectmen issues: to establish a TIP district and Tax Credit Ind. The EDC also is requesting solar docks for deliveries and Ms. DeStefano said that the Board would need more information on these. Ms. Seeler felt that this would be part of a business and Mr. Milbrand added that it would be part of Site Plan.

WORKSHOP:

SURVEY = Ms. DeStefano feels that question #5 should be removed. The town needs to address the town buildings without public input. A discussion followed. Ms. DeStefano suggested that we take out the facilities and just rate the services. Mr. Dingman will remove “facilities” from #4 and eliminate #5.

It was mentioned that two others are looking into doing surveys and Mr. Dingman felt that 3 surveys at the same time would cut down on participation. He felt that he can incorporate the other groups questions into #1 and #2.

Ms. Seeler mentioned that someone in her neighborhood had shot off fireworks which frightened her dog and she could not get the dog out of her car. She called the police and was helped by our dog officer. Being grateful, she stopped at the Police station later to give them a donation to their dog program but could not get into the building. She was told that the Admin. Assistant is out on sick leave and her temporary replacement is part-time only.

It was felt that the Library questions should come under the heading “for business owners only” and the Board agreed. Mr. Dingman added the EDC’s fiber optics question and Ms. DeStefano felt that the options might be listed so as to be checked.

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WORKSHOP: SURVEY continued:

Ms. DeStefano then questioned #21 and 22 and asked what the existing codes are. Mr. Paradis felt these are also in conjunction with #10. Mr. Dingman thought he might redo them as to keep the status quo or to add codes. It was felt that #10 should be moved to be beside #21 and 22. Mr. Milbrand mentioned energy codes and State codes and Mr. Dingman felt he could write a preamble to explain this. It was finally determined to leave #10 where it is with a preamble and #20, 21, & 23 should address energy codes. Mr. Dingman will add "For business owners only" near the end of the survey.

Mr. Paradis pointed out that there has been a Charrette for Kelley Park since the last survey so we may need to redo #27. Ms. Goodwin is to check this over to be sure it does not contradict the findings from the Charrette when she receives them. Mr. Dingman felt we can wrap this up in a month and then get the cards out.

MASTER PLAN – HISTORIC SECTION

Mr. Dingman explained that we were to change what was presented last by adding sample. Sandra Heaney has imbedded samples into the document and he has the appendices to add. We should have the final version for a decision at our July workshop.

MINUTES OF JUNE 13, 2018

The following amendments and clarifications were made: page 1, Attending, Ms. Seeler was not in attendance but was at a training session. Page 2, 1st paragraph, 3rd line, delete "is okay with" and replace with "doesn't need Site Plan Review for" and also delete "for now". 4th paragraph, 3rd line, change "asked" to "ask". 4th line, replace "he says no, it will mean" to "not, it will require". Last paragraph, before the text, insert, "Mr. Milbrand stepped down from the table." Page 3, 1st paragraph, 1st line, replace "brewery" with "brewpub". 3rd paragraph, last line, replace "those conditional" with "approval conditional". Page 4, 1st paragraph, 2nd and 3rd lines, delete "that a little more can be done. Better arrangements are being made" and replace with "there may be more projects completed."

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

CORRESPONDENCE:

There was one document received from the NH Div. of Historical Resources for an easement at Newfound Hydroelectric in which no adverse effect was found.

REPORTS:

HDC – They had no hearings so gave up their July meeting for the ZBA to use (due to the Holiday).

SELECTMEN – They are waiting tree cutting for the Pemi-path so as to reinforce the bridge first. They also have reworked the Central St. project.

One tree has been cut at the Mill Stream park. Ms. Goodwin added that ½ (with the kiosk) will be done this year. The end of the path is to be curved to the parking area. They are to add a water wheel to the pump house. They are thinking about what to do with the tree stump as Kelley Park also has a tree

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REPORTS: SELECTMEN continued:

stump and they are thinking of turning it into a sculpture. The information booth is to be moved to this park, also. The Lions Club has donated a granite bench. We may have some money coming from the Rotary and NLRA.

Mr. Milbrand went on to say that they are looking at recycling in the future. Work is getting underway at the Transfer Station. All glass is now going to New London. It is our most costly. Next, we shall be looking at corrugated.

CIP – Some of the Board have been making Department visits.

LAND USE – The ZBA Appeal has been denied. The boat definition has not been changed since 1991 and the change to boat storage needing Special Exception in the Lake district was adopted in 2001. The denial was based on Administrative Gloss due to the wording being ambiguous. There is now a 30-day appeal for rehearing time window. If one comes in, our attorney will review it.

Ms. Goodwin has reached out to Sathesh Mina and she is to meet with him to discuss his remaining an alternate for the Planning Board or if it would be easier for him to be an alternate on ZBA. Last Monday, Ms. Goodwin met with Paul Barnett who is looking into joining the Planning Board. He is also considering EDC.

The folks who were considering the TV screen in their window is now thinking of doing mannequins instead. The Board was okay with that.

Ms. Parkhurst is going to be coming in for a PCC on the CunaMara property. She has a possible buyer who wishes to do the restaurant and ice cream but to add boat rentals. She'll be coming in July 11th.

The Purple Pit is to rent the entry section of Pat's Pizza. They wish to add 2 large glass windows and expand the seating area outside. They will need a PCC with the HDC in August. Ms. Goodwin may meet with him beforehand.

Ms. Goodwin continued by saying that we are very busy. She mentioned that there are problems with Ms. Seeler's two buildings on Danforth Brook Rd. She has also sent out 15 letters on Health issues, asking them to set a date to meet with her. She also sent one letter in regard to a sign that has not been removed since the sale of the property some time ago. We have a conditional offer for a Planner. The Land Use office is now closed to the public on Thursdays so that we can catch up on administrative work. She is to meet with Liz Kelly on Monday who is to stand in for her while she is on vacation. Ms. Kelly will attend the Planning and ZBA meetings in July.

NEXT MEETING:

Our next meeting is July 11 with the Minor Site Plan for Mr. Woodman, the PCC for Ms. Parkhurst, and possibly West Shore Marine.

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OTHER:

Ms. Goodwin also announced that the fireworks will be on 7/3 at about 10:00pm. There is to be a collection of non-perishable foods for the BCS, who are in dire need at the moment. There will be food booths. On 7/4, 10:00am, we shall have the parade which will follow the old parade route. There will also be a boat parade in the afternoon. Tomorrow night is the first concert, which will probably have to be held in the Old Town Hall.

With no other business before the Board, Mr. Dingman moved to adjourn the meeting at 8:45pm.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant