

PLANNING BOARD MINUTES
July 11, 2018

APPROVED as amended and clarified:
7/25/18 __jrl_____

AGENDA: 18MSPR02 MINOR SITE PLAN REVIEW: BARRY & BRIAN WOODMAN, 211 Peaked Hill Rd., #218-004
PCC: MARYANN PARKHURST (CUN A MARA)
PCC: PAUL O'NEILL
PCC: STEPHEN BLIELER

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

ABSENT: Sathesh Mina (alternate)

OTHER: Liz Kelly (Planner))

The meeting opened at 7:00p.m. with a quorum. Ms. Kelly was introduced.

18MSPR02 MINOR SITE PLAN REVIEW BARRY & BRIAN WOODMAN

Ms. Laferriere read the application, abutters notified, where the hearing was advertised and stated that there were no calls, written responses, or Dept. Head comments received. The Board went through the checklist.

C. Dingman made a MOTION, second by D. Milbrand, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Dingman asked if they will extend hours of operation. Brian Woodman answered that they will do the same as they do now but may extend a bit later. Mr. Dingman stated that, if they do, they should notify the Land Use office. He then asked if it will remain seasonal and was told that it will. Barry Woodman stated that they may put in a small fire pit and they have spoken with Chief Laroche about doing so. Ms. Kelly asked what the surface is to be and was told that they will use the deck and the grassy area for the extended seating.

Mr. Dingman asked if parking will be on the grass and Barry Woodman stated that the parking area will be crushed stone. Ms. DeStefano asked about parking calculations and was told that they have figured one space for every 3 which equals 15 spaces.

Mr. Dingman asked about music and Barry Woodman answered that it is possible every now And then. Mr. Dingman suggested that they mention it to their nearest neighbor beforehand.

With no other questions, C. Dingman made a MOTION, second by E Seeler, to APPROVE THE MINOR SITE PLAN FOR BARRY & BRIAN WOODMAN. The motion CARRIED. The plans and Notice of Decision were signed.

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PCC: MARYANN PARKHURST

Ms. DeStefano explained that PCC's (Preliminary Conceptual Consultations) are neither binding on the applicant or the Board but will be the Board's best information based on what is presented.

Ms. Parkhurst introduced Tricia Miller who is interested in purchasing the Cun A Mara property. She wishes to bring back the restaurant with the apartment above and also add rentals of paddleboards, kayaks and possibly canoes. The Board looked at the permitted uses for the Lake district. Following discussion, the Board determined that the best description for the rentals is a recreational facility. The rentals will be done at that location but access to the Lake will be elsewhere.

The Board saw that Restaurant is also under Special Exception. Looking at 8.3A,3a, the Board determined that a Special Exception is needed for both the Restaurant and the Recreational Facility. They will also need a Site Plan but were advised to go for the Special Exceptions first in case either of them gets turned down. When the applicant asked if they should just do the restaurant and later do the rentals, they were advised that it would cost less to do both together even if they don't do the rentals right away. It was noted that Ms. Miller could come in on Friday and speak with Ms. Kelly or Ms. Laferriere for the process. If they get the application in this Friday (7/13) they will be scheduled for an August 7th hearing.

PCC: PAUL O'NEILL

Mr. O'Neill wants to erect a fence for the protection of his grandchildren. It would be custom-made and of cedar. The land drops down so he is thinking that it will be 6' normally but 8' where it dips. He was told that the 8' fence would need a building permit as anything over 6' is considered a structure. The Board added that he will need to speak with DES first due to Shoreland Protection.

PCC: STEPHEN BLIELER

Mr. Blieler stated that Mr. Corbeil has offered to sell him the parking lot that adjoins r. Blieler's property. Mr. Blieler is thinking of doing this. He would like to repave the lot (which was paved but is all broken up now), add a walkway to the store from that lot and across in front of the house, and combine the two lots.

When asked, Mr. Blieler is hoping to get 10 to 12 parking spots out of it. He was told that they are required to be 10' x 20'. A discussion was held on the need of a Special Use Permit if within the 50' setback. Mr. Dingman asked if he could remove the pavement and Mr. Blieler felt that it was more advantageous to pave it. He will only repave the area that was previously paved. Ms. DeStefano felt that they need to know the area that was currently paved and the area to be repaved. A discussion followed in which it was felt that Mr. Blieler would only repave what had been there. The Board then debated whether or not a Special Use permit is needed for the walkway across the front lawn. Mr. Dingman would like to check with the Conservation Commission. The walkway would be of crushed gravel. Ms. Kelly thought that a photo of what is there now would help.

C. Dingman made a MOTION, second by D. Milbrand, to WAIVE THE SITE PLAN REQUIREMENT FOR THE RE-SURFACING AND FOR THE 3' TO 4' WALKWAY. The motion CARRIED.

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PCC: BLIERE continued:

Mr. Blieler would like to merge the lots and was told to see the Land Use office for this.

MINUTES OF JUNE 27, 2018:

The following amendments were made: Page 2, under Meet with....., 7th line, replace “solar” with “loading”. Page 4, Land Use, 6th paragraph, 6th line, replace “She is to meet” with “Ms. Goodwin is to meet”.

C. Dingman made a motion, second by E. Seeler, to approve the minutes as amended. The motion carried.

REPORTS:

HDC – Did not meet.

SELECTMEN – The Central St. project is moving along. CMI is to do the paving. Mayhew is helping to clear the vegetation by the bridge. NLRA has 3 kids clearing the bio-swale at Cummings beach. 3 tons of glass went to recycling in New London where they crush it and Mark Bucklin (Highway Superintendent) can get the crushed material to use in drainage projects. The glass is only \$30.00 a ton compared to the \$60.00 a ton for regular trash. We shall soon hear about the purchase of the Medical Building which will require a Special Town Meeting. The Selectmen are also working on what can be done in relation to the fireworks.

CIP – To meet next week.

LAND USE – We have a licensed architect who is interested in serving on the Planning Board as a member or an alternate. He will attend the 7/25/18 meeting to observe. Ms. DeStefano asked about Paul Barnett’s application and no-one was sure of where that process was right now.

Ms. Kelly informed the Board that we had a complaint about a campground on West Shore Rd. (near Wulamat Rd.). This lot is listed as Residential in the files and there has been no application to us. There is a no sign permit for the sign there, either. A letter has been sent in regard to this.

OTHER:

ZBA Appeal Decision: The ZBA has upheld the Planning Board as to the Turner Cottages approval. The abutters’ attorney has been in to look at files and has until July 26 to ask for a Rehearing. Then it will be up to the ZBA to determine if there is enough evidence to rehear the case.

COMMUNICATIONS: -----

NEW BUSINESS: -----

OLD BUSINESS:

Survey – The Board looked over the updated survey. #5 Facilities has been deleted. #10 is now #9. It should note “new construction” and end the sentence there.

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SURVEY continued:

#21, 22, & 23 Standards have been changed to energy codes. #26 We were to get the list of options for Kelley Park but these have not been received as yet. #16 Mr. Paradis asked what we mean by fast-food stores. Ms. Kelly felt this to be like a 7-11. It was thought that we just keep fast food restaurants. #26 It was asked why Cummings Beach is not listed and it was felt that they have enough parking. Mr. Milbrand mentioned that they will be reducing two spots at Cummings

As to the BUSINESS ONLY section (Library/Fiber Optics), the Town Administrator felt it better to keep this separate with no link between the two. Mr. Dingman asked if we should announce both surveys when we send out our notice and the Board felt that we should not. EDC will handle the Business Only segment.

NEXT MEETING:

The next Planning Board meeting will be held July 25, 2018 at 7:00p.m. It is to be a workshop session. We have a PCC scheduled with West Shore Marine and work on the Historic Section of the Master Plan and the Survey.

With no other business before the Board, the meeting adjourned at 8:40p.m.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant