

PLANNING BOARD MINUTES
July 25, 2018

APPROVED as amended & clarified:

8/8/18__jrl_____

AGENDA: WORKSHOP MEETING

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

ABSENT: Sathesh Mina (alternate)

OTHER: Tyler Simonds (Planner), Christina Goodwin (Land Use Manager), Evan Hickey

The meeting opened at 7:00p.m. The new Planner, Tyler Simonds and new Planning Board member, Paul Barnett, were welcomed.

MINUTES OF JULY 11, 2018: The following amendments and clarifications were made:

Page 2, 3rd paragraph, 1st line, following "Special Exception" insert "in the Lake District." Under PCC: PAUL O'NEILL, 2ND Line, following "dips" add "because he wishes to keep the top of the fence level." Under PCC: STEPHEN BLIELER, 1st line, replace "adjourns r." with "adjoins Mr.". Page 3, Selectmen, 1st line, replace "CMI" with "GMI".

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

WORKSHOP:

HISTORIC RESOURCES SECTION FOR THE MASTER PLAN

Mr. Dingman explained that photos have been included. These were added from the Library of Congress.

C. Dingman made a MOTION, second by D. Milbrand, to MOVE THE SECTION TO PUBLIC HEARING FOR AUGUST 22, 2018. The motion CARRIED.

PUBLIC SURVEY:

Mr. Dingman has included the updates and the Board looked them over as well as the suggested ones for Kelley Park. To the latter, there was one amendment made: to change "restructure" to "reconfigure". As to the business questions supplied by Town Administrator, Nik Coates, it was thought that, in regard to question #2, 2nd line, we should insert "access to" following "Would".

As the new member was not aware of the Charrette for Kelley Park, the Board explained the process that is done through Plan NH.

It was determined to send out the survey announcement cards after Labor Day. Ms. Goodwin suggested that a special telephone extension be set up for callers. It was noted that the Economic Development Committee did not want to add to our survey at this time.

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COMMUNICATIONS: We received the Spring 2018 DES Source Bulletin on Supply Lines. It will be in the Land Use Office for awhile if anyone wishes to read it.

REPORTS:

HDC: Did not meet.

SELECTMEN: The path to the river is progressing. The Information Booth has been moved to Millstream Park. Boy Scouts are supplying some picnic tables. The NLRA has framed the kiosk that they are supplying. There is to be a stone chip path from the parking lot to the present recreation path. A water wheel (from the old barn that was by the river) is to be added to the pump house. The Lion's club is donating a granite bench, as well.

CIP: Canceled this week.

LAND USE: Ms. Goodwin had a meeting with Sathesh Mani and Mr. Mani stated that he was overwhelmed and also has trouble fitting the meetings into his schedule. Ms. Goodwin suggested that we might do better as a ZBA alternate who meet just one night a month and on Tuesdays. Mr. Mani is to get back to her.

The PCC with West Shore Marine is to be held in the fall as they are really busy right now. Jeff Goodrum is coming for a PCC as he has purchased the 20th Century building and wants to have a hair salon and office on the ground floor with 2 apartments above. Mr. Barnett suggested that a Technical Review committee would help with these and Ms. Goodwin explained that the Land Use Dept. does this on a minimal scale. Another PCC coming up is for Vincent Vacarello who came in for a Land Use permit for a dormer over the garage which is unattached from the main residence. Ms. Goodwin is concerned that this is used for living space. Auto Trends is also to come in about the on-going issue for the front of his establishment that is yet to be resolved.

There is a Motion for Rehearing for the Administrative Decision for Turners Cottages. We have requested that our attorney attend. Mr. DeStefano will not be attending; he is to be in Chicago.

A decision by the Zoning Board states that the applicant cannot raise their out-of-compliance deck. The applicant now wants to raise it. Ms. Goodwin asked how they would appeal that decision. It was felt that they would need to go to the Select Board.

Ms. Goodwin showed the photo of one residence in the Lake District that has two different heights presently. The applicant wishes to raise the ridgeline more than one foot on the lower side and Ms. Goodwin asked if that ridgeline would need a Special Exception where it isn't as high as the other side. The Board determined that it would as it would possibly be impeding an abutters' view.

Ms. Goodwin then mentioned the sign issue that she is having. Only one sign has been given a permit for the Downtown Square area, for example. She has been told to stop other signs from being placed there and yet some of the same folks who complain, put their signs in the same places. We need a

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WORKSHOP, LAND USE continued:

resolution that will work for all. She presented a sample sign and challenged Mr. Milbrand to take this up again (he had begun work on it several years ago). It was thought that we could make the Square the Pilot Project for this. Mr. Dingman offered to oversee the project.

Ms. DeStefano questioned the Blieler future parking lot and stated that Mr. Dingman had looked at it and found no pavement. Ms. Goodwin said that our Land Use Officer, Peter Daniels, went over, staked out the area after moving dirt aside to see pavement, and took photos. It appears that this would be repaving but Ms. Goodwin will reach out to the Conservation Commission as was suggested last meeting.

Mr. Dingman asked about the excavation being done on Bristol Hill Road. The trailer has been removed and they are to build, Ms. Goodwin explained. Mr. Dingman recalled that the previous owner of that property had come in and there is an issue with steep slopes there. We shall research those minutes.

NEW BUSINESS: None.

NEXT MEETING: Our next meeting will be held Wednesday, August 8th at 7:00pm. On the agenda is the compliance hearing for Vacation Paradise, the 2 PCC's and Auto Trends. Mr. Barnett stated that he will not be in attendance as he will be in Colorado.

With no other business before the Board, C. Dingman made a motion, second by E. Seeler, to adjourn at 8:08p.m.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant