

PLANNING BOARD MINUTES
August 8, 2018

APPROVED as amended & clarified:
8/22/18 __jrl_____

AGENDA: CONTINUED COMPLIANCE: 17MSPR04 VACATION PARADISE REALTY TRUST,
16 & 20 Central St., #114-121 & -122
PCC: JEFF GOODRUM
PCC: VINCENT VACCARELLO
MEET WITH FRED SCHNEIDER/AUTO TRENDS

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

ABSENT: Paul Barnett (away)

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

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

CONTINUED COMPLIANCE: 17MSPR04 VACATION PARADISE REALTY TRUST

The applicant has requested to be continued once again as the agreement on the easement has not been resolved as yet.

C. Dingman made a MOTION, second by D. Milbrand, to CONTINUE THE COMPLIANCE HEARING FOR VACATION PARADISE REALTY TRUST TO SEPTEMBER 12, 2018. The motion CARRIED.

PCC: VINCENT VACCARELLO, 126 Lakeview Ave., #104-119

Ms. DeStefano explained that a PCC is neither binding on the applicant or the Board but will be the best answers based on what is heard this evening. Also, no monetary spending should be done until all needs are met.

Mr. Vaccarello introduced Burt Williams who is doing all of the work on his place. Mr. Williams explained that they wish to add a dormer to the garage but the height will not be increased. They also intend to put up a dividing wall for 2 bedrooms (overflow of family) and to increase the size of the bathroom already there. Mr. Paradis stated that the regulations say that there is to be no more than one residence on a lot. The Board checked the definition of residence and felt that it is listed as dwelling unit. They also read about structure. It was felt that unless there are cooking facilities, this would not be considered a residence. Ms. Goodwin will make sure that there is to be no cooking done here on the Land Use permit. As this adds 2 more bedrooms, Mr. Vaccarello was advised to speak with DES as it may require a new septic plan. Mr. Dingman asked the height of the garage and Mr. Williams felt that it is about 18' (which is under the allowed 20' for a garage. Mr. Williams then asked what would be needed if, in 6 months, they add a winterized cottage on the lot. Ms. Seeler stated that he would need a subdivision and Ms. DeStefano added that he could apply for a variance otherwise. Mr. Dingman mentioned a 3rd option of connecting it to the main residence.

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MINUTES OF JULY 26, 2018: As Mr. Goodrum had not arrived, the minutes were looked at. The following amendments and clarifications were made: Page 1, Public Survey, 1st paragraph, last line, replace "Would" with "would". Page 2, Land Use, 1st paragraph, 3rd line, replace "we" with "he". 2nd paragraph, 2nd line, replace "20th" with "21st" and at the end of that line, replace "and" with "ground floor". 3rd line, replace "ground floor" with "basement level". 4th paragraph, delete the last sentence. Page 3, 1st paragraph, last line, replace "oversee the project" with "do the design layout."

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

MEET WITH FRED SCHNEIDER/AUTO TRENDS

Mr. Schneider has asked to meet with us on September 26th, which was the original time he had asked for. Ms. Goodwin is concerned that this issue has gone on for some time and asked if it might be prudent to explain that fines must be imposed if he does not attend the September meeting. The Board felt that it is time to do so.

REPORTS:

HDC – To meet next week

SELECTMEN – Mr. Milbrand missed their last meeting but did announce that there is to be the Summer Town meeting this coming Saturday, August 11th, at 10:00am at the Old Town Hall.

CIP – Haven't met yet.

LAND USE – Ms. Goodwin added that the Selectmen are to hold a public hearing on recycling at the Old Town Hall on 8/13/18 at 6:00pm, also. The fireworks committee is to meet in September and Bill Dowey was thanked for all of his work.

For Land Use, we have two Special Exceptions for Patricia Miller who is planning on purchasing the Cun-a-Mara . One is for reopening the restaurant and the other for renting out kayaks, etc. The previous owner did not have to come for a Special Exception to reopen the restaurant and we need to understand why. Ms. DeStefano answered saying the incorrect information had been given to that previous owner so the Board waived that Special Exception.

Ms. Goodwin then mentioned someone who want to have a camper on a property for 6 months while they care for a person. The Board felt that they would need a variance as the State allows 7 consecutive days and Bristol allows 90 days. The Board checked the Ordinance for structure and felt that a variance is the way to go for the 6 months' time and for a second residence. Mr. Paradis asked about someone who stores a camper for the winter. Ms. Goodwin read where that is okay as long as it is not hooked up to utilities.

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PCC: JEFF GOODRUM, 459 Lake St., #224-045

Ms. DeStefano explained the PCC directions again. Mr. Goodrum wishes to have a hair salon on the ground floor, office in the basement and two apartments upstairs (a 2-bedroom and a 3-bedroom). This is in the VC district. Ms. DeStefano stated that they are all allowed uses for this district. Mr. Dingman said that this is going from one business there. Mr. Goodrum assured the Board that there will be no change to the footprint. A discussion followed for the parking and it was felt that he needs 4 for the apartments, 4 for the office, and space for 6 for the hair salon (14 in all). The previous site plan shows 14 spaces. Ms. Seeler asked about space for a dumpster and Mr. Goodwin said that he requires that each tenant takes care of their own trash.

Mr. Goodrum is asking if he needs a full Site Plan or if he fits under a Minor Site Plan. The Board checked the regulations and determined that he falls under Minor Site Plan for this project. Mr. Paradis had done the calculations and stated that he is okay for the square footage. Ms. DeStefano added that the Board will want something in writing from the Fire Chief. Mr. Goodrum has already spoken with the Chief and felt that this would not be a problem. Ms. Goodwin explained the 30-day appeal process once approval is made.

SURVEY AND POST CARD:

Mr. Dingman explained that he added the 4 items on page 6, renumbered them, and added the dates. He stated that he needs the Boards okay to do the server monkey. Mr. Simonds asked about the similarity of #1 and #3 on the survey. The Board explained that, in the past, they get very different answers to each of these and Ms. Goodwin read the answers given for the last survey. She then stated that she can only get the primary owners addresses for the survey.

COMMUNICATIONS: None.

OTHER:

Mr. Hickey was introduced as a new member. He asked if we see PCC's at the meeting or previous to the meeting. Ms. Goodwin stated that the Land Use office tries to get these out to the members two weeks in advance of the meeting (as well as all hearings). She added that hard copies can be picked up at the office on the Friday before the meeting, as well. Mr. Dingman stated that we try to be as helpful as possible and give answers to the best of our ability. Sometimes we let the applicant vent and then advise them of what is required. Mr. Milbrand added that, sometimes, they just need a Land Use permit.

Ms. Goodwin asked if there is anything that allows us to require someone to do a survey. She has a case that is in question and we are not certain of the boundaries. This particular case has issues with sheds, the septic, and the boundary. The Board determined that if this is in question, she can require a survey before giving out the Land Use Permit.

NEXT MEETING: The next meeting is scheduled for August 22 at 7:00pm. We will hold the public hearing on the Historic Resources section of the Master Plan and then hold our workshop. Ms. Goodwin plans on having the wording updated for Keeping of Farm Animals and for Boat Storage.

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With no other business before the Board, E. Hickey made a motion, second by C. Dingman, to adjourn at 8:30pm. The motion carried.

Respectfully submitted,
Jan Laferriere,
Land Use
Admin. Assistant