

PLANNING BOARD MINUTES
November 14, 2018

APPROVED as amended & clarified:

See the minutes of 11/28/18 jrl _____

AGENDA: 2019 CAPITAL IMPROVEMENTS PLAN PRESENTATION
18LLA01, LOT LINE ADJUSTMENT & MERGER: FRANK SCHILLER III, N. Main St., #111-090,
-091, & -096
18LLA02, LOT LINE ADJUSTMENT: BRISTOL CENTRAL SQUARE LLC, S. Main St., #114-172
& -173
18SPR02, SITE PLAN REVIEW: MARYANN PARKHURST, 11 Hobart Rd., #217-040

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice Chair), Paul Barnett, Evan Hickey,
Betty Seeler, Melody Mansur (Alternate)

ABSENT: Don Milbrand (Sel. Rep. – in Mexico), Dan Paradis (excused)

OTHER: Christina Goodwin (Land Use Manager), Tyler Simonds (Planner), Bill Cote & Steve
Favorite (Chair and Vice Chair of the CIP Committee), applicants and public.

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

18SPR02, SITE PLAN REVIEW: MARYANN PARKHURST

Ms. Parkhurst had submitted an e-mail requesting a continuance to the December meeting and to give Trisha Miller permission to represent the case.

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE SITE PLAN FOR MARYANN PARKHURST TO DECEMBER 12, 2018. The motion CARRIED.

18LLA01, LOT LINE ADJUSTMENT & MERGER: FRANK SCHILLER III/COLIN BROWN, surveyor

Ms. DeStefano cited the process of hearings. Mr. Brown then explained that Mr. Schiller wishes to merge lots -090 and -091 and then do a lot line adjustment with lot -096 to make just two lots. Both will have frontage on North Main St.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE MERGER AND LOT LINE ADJUSTMENT FOR MR. SCHILLER AS PRESENTED. The motion CARRIED.

18LLA02, LOT LINE ADJUSTMENT: BRISTOL CENTRAL SQUARE LLC/COLIN BROWN, surveyor

Mr. Brown explained that this lot line adjustment will correct an infringement by one of the lots onto that of the other.

C. Dingman made a MOTION, second by E. Hickey, to APPROVE THE LOT LINE ADJUSTMENT OF BRISTOL CENTRAL SQUARE LLC AS PRESENTED. The motion CARRIED.

-2-
Planning Board Minutes
11/14/18

REQUEST TO ADDRESS WAIVER THAT WAS OVERLOOKED: DON MILBRAND

At the hearing for Don Milbrand for his brewpub on Hemphill Road, the waiver request to open the restaurant while he waited for his State brewpub license was overlooked. Mr. Milbrand has asked to reopen the hearing so as to address the request. Ms. Goodwin stated that NHMA recommends that we hear this again with a notice that it is strictly to open the restaurant prior to receiving the permit for the brewpub. The re-notification to the newspaper and to the abutters would be at the Planning Board's expense.

Victor Field questioned the fact that a restaurant is allowed by Special Exception and wouldn't this have to go to the Zoning Board. Ms. DeStefano thought that he would have to go for Special Exception or Appeal that decision. Ms. Goodwin mentioned that the Board could make conditions. Mr. Field asked if a deadline could be requested and was told that it could. Mr. Dingman mentioned that it would be contrary to the Ordinance as shown in the minutes of the original hearing.

Jan Barrett, neighbor, asked if he has applied for the license and Ms. DeStefano was not sure. Ms. Goodwin stated that his application says that it is in process but he was told that it could take up to 6 months to process.

Dot O'Hara, abutter, mentioned that, at town meeting, brewpubs are allowed but not restaurants in all districts. Ms. DeStefano explained that the State brewpub license requires that they also have a restaurant. Ms. O'Hara asked about the septic and Ms. Goodwin assured her that the septic plan covered the needs of what was being proposed on that property. Ms. O'Hara then asked about parking. Ms. DeStefano stated that there will be no paving and there is plenty of space to accommodate the whole project.

C. Dingman made a MOTION, second by E. Seeler, to REHEAR THE REQUEST FOR WAIVER FOR DON MILBRAND AT OUR DECEMBER 12TH MEETING. The motion CARRIED.

PRESENTATION OF THE 2019 CAPITAL IMPROVEMENTS PLAN (CIP), Bill Cote, Steve Favorite

Mr. Cote explained that the committee has set priorities, expected costs, etc. to the best of their knowledge. They do meet with the main Department Heads to get as much information as possible. There is a new priority 7 for scheduled replacements in which most of the equipment is listed. Mr. Dingman stated that he liked the write-up and asked if there are any significant changes. Mr. Cote answered that they will need radios farther down the road and the Police are looking for an IT information server. Mr. Dingman questioned the cost as being very high and Mr. Cote thought that this is because of the Police software requirements. Ms. Seeler thought they might look at other towns. Ms. Goodwin stated that the present server is 6 or 7 years old and there is little access to the one in Franklin. They need hybrid type servers.

Mr. Cote went on to explain that he visits the various Departments even before the Chairmen come in to us so that they can better answer the questions the committee has. Mr. Favorite added that we replaced the things that get put off (such as paving). He added that both the Fire and Police were well prepared and they jell perfectly. A discussion was held as to the number of cruisers and Mr. Favorite

-3-
Planning Board Minutes
11/14/18

CIP PRESENTATION continued:

stated that the Police Chief is very cognizant of mileage. Ms. Goodwin stated that the 8th cruiser is used by Land Use for enforcement.

Mr. Dingman asked about Kelley Park and Mr. Cote explained that the charrette recommended changes and these ideas are yet to come to the committee. Mr. Barnett asked what the goal is and Ms. Goodwin answered that it is to be for multi-age and of a friendlier use. She added that the charrette is on-line on the town website.

Ms. DeStefano commended the CIP committee for a good job done and added that it is a thankless job, as well. Ms. Goodwin added that it is the only committee that meets with the Departments. Mr. Favorite added that we also talk with Water and Sewer and they are keeping an eye out for the aging water tower.

C. Dingman made a MOTION, second by E. Hickey, to APPROVE THE CIP FOR 2019. The motion CARRIED. Thanks were given all the way around.

MINUTES OF OCTOBER 24, 2018:

The following amendments and clarifications were made: Page 1, workshop, 3rd line, replace "consists" with "defines". Page 2, 1st paragraph, 3rd line, replace "Warrant Article" with "Zoning Amendment" and 4th line, insert "possibly" before "being spot zoning". 3rd paragraph, delete the 2nd sentence. 5th paragraph, 2nd line, replace "1984" with "1849" and 5th line, replace "municipal property" with "Town Hall". Under Land Use, 1st paragraph, add the sentence "The Board asked that the Land Use Office check with legal regarding this case". Last paragraph, 1st line, change "Blielier" to read "Blieler". Page 3, 2nd paragraph, 2nd line, before "requirement" insert "Steep Slopes". 4th paragraph, 3rd line, before "request" insert "waiver". Last line, add "but the Board agreed that they could go on". 5th paragraph, 1st line, following "#10" insert "from the Site Plan". 2nd line, following "list it" insert "as a condition". 6th paragraph, 1st line, replace "After research" with "Upon completion of a Dollar General truck parking on the sidewalk and idling all night, research found that it violates a town ordinance.

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

WORKSHOP:

Mr. Simonds had brought several items for the Board to consider: an update to the definition of Impervious Cover, add Stable to the list of Special Exception in the Rural District, remove numbering of Definitions, add Dynamic Links to a Table of Contents at the Beginning, and modify the definition of Sapling.

Impervious Cover: C. Dingman made a motion, second by E. Seeler, to bring this to public hearing on 12/12/18 pending attorney advice as to the need. The motion carried.

Ms. Goodwin explained that the last date for a public hearing is 1/10/19 and the last day to hold a public hearing is 1/21/19. It was found that the Planning Board has only 12/12/18 or 1/9/19 available.

-4-
Planning Board Minutes
11/14/18

WORKSHOP continued:

Stables: C. Dingman made a motion, second by E. Seeler, to bring Stables to public hearing 12/12/18. The motion carried.

The rest were considered housekeeping items.

Ms. Goodwin and Mr. Simonds feel that they will have farm animals, facilities, and storage containers done for the workshop on 11/28.

REPORTS:

HDC – Didn't meet.

Selectmen – Selectmen's Representative is absent.

CIP – Completed the 2019 CIP.

LAND USE – 190 Lake St.: a letter has been sent to thank him for his compliance of a berm and a notice of violation has been sent to Dollar General regarding delivery trucks.

The survey will be ending on 11/19. Notices are being put up in various places. Mr. Dingman stated that we are short of the number we had for the last survey. Ms. Goodwin said that she has 25 hand written ones.

Ms. Goodwin read the petition warrant article for boat storage definition: "A commercial facility of any size for storing boats, marine equipment and related products either indoor or outdoor, or a residential facility other than for property with a single dwelling unit, for storing boats, marine equipment and related products either indoor or outdoor". We shall have to hold a public hearing and cannot amend the article. Legal advises that we take a vote on recommending or not after the public hearing. This will be placed on the ballot with the article. A discussion followed.

McCleary's (Mae's Place): They are to repave the driveway and to add 1,000 sq. ft. of paving to the lot in back. E. Seeler made a motion, second by C. Dingman, to waive the request to pave for the McCleary's as presented. The motion carried.

Auto Trends: DOT is trying to catch up since the death of the employee that was handling this case.

Bennett Drive: Ms. Goodwin explained that the McLaughlin's and relatives all own the lots in the rear and they would like to close off Bennett Drive and access their area by McLaughlin Drive. These are private drives but are on a subdivision plan. Mr. Dingman stated that, to do this, they have to keep the correct frontage on all the lots. It was thought that they would need site plan and Ms. Goodwin thought they would need a waiver for the road.

NEXT MEETING: Our next meeting is on 11/28/18 and we have a Special Exception for Mayhew and our workshop. Ms. DeStefano and Ms. Seeler will not be available.

With no other business, C. Dingman moved to adjourn at 9:00pm

Respectfully submitted,

Jan Laferriere, Land Use Admin. Assistant