

PLANNING BOARD MINUTES
March 13, 2019

APPROVED as amended:

See the minutes of 3/27/19 jrl_____

AGENDA: COMPLIANCE: 18SPR02, SITE PLAN REVIEW: MARYANN PARKHURST/ALAN
BARNARD/ PATRICIA MILLER, 11 Hobart Rd., #217-040
COMPLIANCE: 18SUP01, SPECIAL USE PERMIT: JENNIFER CHOATE, 90 Chestnut St.,
#115-027

ATTENDING: Clay Dingman (Vice Chair), Don Milbrand (Sel. Rep.), Evan Hickey, Betty Seeler

ABSENT: Denice DeStefano (Chairman – away), Paul Barnett (away), Dan Paradis (excused)

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

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

COMPLIANCE: PARKHURST

The new plans were looked at and found to be in compliance.

E. Hickey made a MOTION, second by D. Milbrand, to APPROVE THE SITE PLAN FOR MARYANN PARKHURST AS COMPLETE. The motion CARRIED and the plans and the Notice of Decision were signed.

COMPLIANCE: CHOATE

Ms. Goodwin explained that the trailer is no longer hooked up. The house is partially renovated at this point. The manufactured storage unit is allowed for now. The Land Use Officer is still following up on this but the Planning Board portion is in compliance.

E. Seeler made a MOTION, second by E. Hickey, to APPROVE THE SPECIAL USE PERMIT AS COMPLETE. The motion CARRIED and the Notice of Decision was signed.

MINUTES OF JANUARY 23, 2019 – NONPUBLIC:

E. Seeler made a motion , second by D. Milbrand, to approve the nonpublic minutes of January 23, 2019 as written. The motion carried. These were not sealed and are now a part of the regular minutes.

MINUTES OF JANUARY 23, 2019 – REGULAR:

E. Hickey made a motion, second by E. Seeler, to approve the regular minutes of January 23, 2019 as Written. The motion carried.

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MINUTES OF FEBRUARY 13, 2019:

The following amendments were made: Page 1, 1st sentence, replace "elected" with "appointed". Page 2, 5th paragraph, last line, replace "of 15" with "down to 15". 6th paragraph, 2nd line, replace "compliment" with "complement" and add "as shown on the plan.". Last paragraph, 1st line, following "Currier" insert ", Realtor,," Page 3, 2nd paragraph, 2nd line, replace "facilities" with "access". 3rd paragraph, 2nd line, replace "18" with "3" and following "SPACES" insert "for a total of 18". 4th paragraph, delete the last sentence and replace with "The square footage was discussed for existing versus proposed." 6th paragraph, at the end, add "Ms. Goodwin will verify with legal how the original Notice of Decision is handled." Page 4, 1st paragraph, 2nd line, replace "okay" with "grandfathered. She believes" and replace "ladder" with "lattice tower". 3rd line, delete the last sentence and replace with "Ms. Goodwin will work with Mr. Parisi." Under MINUTES, 1ST line, change "d. Milbrand" to "D. Milbrand".

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

EKSN REALTY:

A discussion was held as to having more than one residence on the Lake St. property. Mr. Dingman pointed out page 26 of the Zoning Ordinance which excludes the Downtown Commercial and Village Commercial Districts from Multiple Uses on a Lot. This property is in the Village Commercial district.

COMMUNICATIONS:

The Source was looked at. Mr. Dingman read aloud the NHDHR project review for 10 Church St. There was a nomination request from DES for 3 PRLAC committee members. Max Stamp is our only member at present. Ms. Goodwin stated that she has already received willing participants: Richard LaFlamme and either J. P. or Beth Morrison. The Board looked at a DES Wetlands Permit for David and Catherine Tetreault on Smith River Road. The Conservation Commission comments on these.

REPORTS:

HDC = Did not meet due to voting day.

CIP = To meet 3/19/19

SELECTMEN = Mr. Milbrand reported that they were at the elections yesterday. It was noted that all Planning amendments passed. Keno and the Petitioned amendment failed. Their next meeting is on Saturday at Town Meeting. Ms. Goodwin added that, if the budget passes, the Planner will be a full-time position. She will be in attendance as well as Mr. Simonds (the Planner). Day care and food will be supplied.

LAND USE:

It is expected that we shall move to the new building in July or August. Our storage room has changed so we are trying to condense our files and color coding them. We hope to fit some map shelving. All files will be by map and lot except for Subdivisions. Mr. Simonds stated that LRPC may scan some maps for us. Mr. Dingman mentioned that we may be able to get a grant for that.

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LAND USE continued:

390 Lake Street (Chinese Restaurant): There was a buyer, but he became overwhelmed and backed out. They have received a new proposal and these folks would want to keep it as is. There is no current Site Plan on this property. Mr. Dingman would like to require a Site Plan to be submitted but to not require a Site Plan Review. A discussion followed. Mr. Dingman felt that we could give them 6 months to submit a plan of what is currently there. Mr. Hickey and Mr. Milbrand agreed. Ms. Seeler stated that, if these folks have a restaurant in Boston, they are used to having to do things like this. Ms. Goodwin added that there are Health and Fire issues to be resolved, a well.

Mr. Simonds stated that he has a workshop in Concord tomorrow on Nature and the Economy.

NEXT MEETING: Our next meeting will be held March 27, 2019 at 7:00pm. We shall elect officers for the year and Mr. Simonds is to give an update on the Master Plan committee.

OTHER:

Ms. Goodwin mentioned that she will be reaching out to Scott Sansagrin to see if he would serve on the Planning Board where he did not make the Budget Committee. Mr. Milbrand stated that he is willing to come back as the Selectmen's representative.

With no other business, D. Milbrand made a motion, second by E. Hickey, to adjourn at 8:12pm.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant