

PLANNING BOARD MINUTES

June 10, 2020

APPROVED: Approved 7/8/20

AGENDA: WORKSHOP

ATTEND: Denice DeStefano (Chairman), Don Milbrand (Sel. Rep.), Jackie Elliott, Betty Seeler, Bruce Beaurivage (alternate – via phone)

ABSENT: Paul Barnett, Evan Hickey (alternate)

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

The meeting opened at 7:10 pm with alternate Bruce Beaurivage being moved to a member to replace a missing Planning Board member and to provide the Board with a quorum.

Ms. DeStefano stated that there is still an emergency order issued by the Governor that allows for meetings to be held electronically due to the pandemic. Members are attending via video and telephone conference and the meeting is open to the public via the Zoom platform and regular phone access. The meeting continued by roll-call vote 5-0 and opened at 7:00pm.

MINUTES OF MAY 13 AND MAY 27, 2020: These are not quite available as yet. Hold for next meeting.

SCHEDULE – NOVEMBER & DECEMBER MEETINGS:

Ms. DeStefano explained that the Board usually cancels the last meeting of each month due to the holiday and this was agreed to by the rest of the Board. She then explained that the first meeting in November is scheduled for November 11, 2020, Veteran's Day. As the office is closed, the Board was reluctant to meet. Mr. Milbrand stated that the RSA says the Board must meet at least once a month. Ms. Goodwin stated that the Economic Development Committee (EDC) meets on November 18, 2020, but they can use the small Conference Room. It was agreed to meet November 18 and December 9.

TIME CHANGE:

Ms. DeStefano brought up the discussion of moving the meeting time to 6:00pm instead of 7:00pm. After considering, the Board determined to remain at 7:00pm. Ms. DeStefano then asked about canceling the July Workshop meeting (July 22). This was also agreed to by the Board.

4.11 ZONING ORINANCE - SIGNS

Ms. DeStefano is willing to do the first draft if Mr. Simonds will e-mail her what he has done so far. She then mentioned that we might want something about the types of signs: banners, real estate, yard sale, etc. Perhaps also seasonal or construction. Maybe show what can be done without needing a permit.

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4.11 ZONING ORINANCE – SIGNS (continued):

Ms. Goodwin stated that they need to possibly consider a yard sale permit to be able to track yard sale signs. Mr. Milbrand thought it might need something on off-premise signs. Ms. DeStefano thought we may want something more lenient. She also mentioned that we had invited businesses to attend the last time we addressed signs and only one showed up.

PRIORITIES:

Ms. DeStefano stated that we decided to work on the #1 priorities and the 40 definitions for now. She went over the #1 priorities:

- Mixed Use – this is being worked on by a subcommittee.
- Sexual Oriented Business – we need to look at the Ordinance and possible other districts. Ms. Goodwin will work on an application form.
- Signs – Ms. DeStefano will work on.
- Flood Plain – Mr. Simonds is working on.
- Cell Tower – Mr. Simonds is working on.
- Stables – TBD
- Definitions – Mr. Simonds is working on.
- Multiple Uses on a Lot – Mr. Simonds is working on.
- Setbacks, Two Types: Mr. Simonds is working on.

Ms. DeStefano asked if there were any others and no-one could think of any.

COMMUNICATIONS:

Ms. Goodwin read an invite to the Board concerning a tower hearing in Holderness on June 13, 2020 at 6:30pm.

REPORTS:

Historic District Commission - Didn't meet.

Select Board – They are having a difficult time with what to hold and what not to. They had thought that they would hold fireworks but they are not sure if the State will allow it. They plan on starting the concerts in the park on July 2, 2020 as there is room to distance. Ms. Goodwin stated that this is not allowed right now but it is anticipated to change soon. Old Home Day has been canceled and Mr. Milbrand is trying to come up with something that can be done.

Capital Improvements Program – Meet in August.

Land Use - Ms. DeStefano asked about the outside cooker. Ms. Goodwin explained that this is at the Cardigan Mountain store. The Fire Chief is okay with it but questioned if the smoke falls under Health. She is reaching out to the Department of Health and Human Services. The owner would

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REPORTS (continued):

like to have it near the kitchen (it is on the front lawn) and open by the end of June. He wishes to use it 4 or 5 days a week. Ms. DeStefano felt that we need to know exactly what we approved. Ms. Goodwin wondered about it being noxious due to the smoke drifting into the road. It was mentioned that the winery wanted to barbecue and we said they needed to amend their Site Plan. Mr. Milbrand stated that the winery was not a restaurant so this was an added use for them. Cardigan is a restaurant already and this is usually associated with it. Ms. DeStefano felt that it would be okay if they meet regulations. Ms. Goodwin is only concerned about the smoke. Ms. DeStefano thought that it might be a problem. Ms. Goodwin asked if she might ask him to extend a pipe so that any smoke would go over the cars. It is a double cooker. Mr. Beaurivage felt that we should wait and see once he started using it. Ms. DeStefano stated that something should be noted in the file to say what we feel, such as, approved subject to the potential impact of the smoke. Ms. Elliott said that it is a safety hazard if there is too much smoke. Ms. Goodwin asked if there should be some kind of fencing. Ms. DeStefano thought that their insurance would require something.

Ms. Goodwin then mentioned Hector owner of the Chinese Restaurant has placed the bed & breakfast on hold as he is living in the 2-bedroom apartment since he cannot go back to Massachusetts right now. The 2nd apartment is unfinished. He wishes to remove all the cement in the rear parking lot, etc. Then he would expand the back of the building and put in below grade parking. He would green the top and around the building. Ms. Goodwin set up to show the plan.

As Ms. Goodwin was doing so, Mr. Beaurivage asked if we didn't set tents as a priority #1 and the Board agreed that it should be included. Ms. Goodwin asked if they wanted it to be similar to campers and was told yes. Mr. Beaurivage also asked about the cell tower and Ms. Goodwin stated that she received the application but there has been no construction yet.

Ms. Goodwin presented the plan for Very Excellent and added that there may be a concern with drainage so she has referred him to the State about tying into their system. Ms. DeStefano felt that he needs a new Site Plan and a Preliminary Conceptual Consultation (PCC). Ms. Goodwin will set the PCC for our next meeting. She is not sure if his new plan encroaches on the setback. Ms. DeStefano felt that he will need a time frame so as not to disturb neighbors or during the time for kids to be walking to and from school. Ms. Goodwin stated that he also wants lighting for the sign across the street. She told him that this also comes under the Planning Board.

Mr. Simonds showed the covers of the brochures that he is making for the three (3) Land Use Boards. He might put local photos on the front. Ms. DeStefano is willing to go out and take pictures and said that if anyone has any ideas, to e-mail her. Mr. Simonds is Microsoft Word and Ms. DeStefano mentioned that Publisher has more options, if that's available to him.

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REPORTS (continued):

Ms. Goodwin plans to ask the Select Board to allow the outside seating to remain until September as it has cost the restaurants a lot to set them up and some are restricted to 50% inside seating with the distancing requirements.

Turner's final inspection is done on their garages. Ms. Goodwin will now work with them to clean up their outside storage.

61 Crescent Street - Ms. Goodwin stated that they have opted to remove the third trailer and keep what they had (2 trailers and the treehouse).

NEXT MEETING: The next meeting of the Planning Board is to be held June 24, 2020 at 7:00pm. It will be a Zoom meeting again and on the agenda is the public hearing for the Site Plan / Subdivision definitions and the Chinese Restaurant. In July, we may be able to meet in the building instead of Zoom.

With no other business, J. Elliott made a motion, second by B. Seeler, to adjourn at 8:05pm. The motion carried by roll-call vote: J. Elliott – yes, B. Seeler – yes, B. Beaurivage – yes, D. Milbrand – yes, D. DeStefano – yes.

Respectfully submitted,
Jan Laferriere
Land Use Administrative Assistant