

PLANNING BOARD MINUTES

March 10, 2021

APPROVED: 4/14/21

AGENDA: PCC: CRAZY CAT WINERY, 365 Lake St., #112-034
PCC: GOODRUM PROPERTIES, LLC, 26 Central Square, #114-125
PCC: JAG5 ENTERPRISES, LLC, 459 Lake St., #224-045
PCC: WILLIAM CRAWFORD, Hemphill Rd., #215-001 & 004
TOWN OF BRISTOL AND LAVALLEY – Land Purchase and Easement, #223-075, 076, & 080
WORKSHOP

TENDING: Denice DeStefano (Chair), Don Milbrand (Sel. Rep.), Betty Seeler, Randall Kelley, Bruce Beaurivage (alternate - Phone)

ABSENT: Jackie Elliott (Vice Chair)

OTHER: Christina Goodwin (Land Use Manager), applicants, Alan DeStefano (ZBA Chair)

Ms. DeStefano stated that there is still an emergency order issued by the Governor that allows for meetings to be held both in-person and electronically, due to the pandemic. Members are attending in-person, via video and telephone conference and the meeting is open to the public via the same options. Mr. Beaurivage was named to fill in for Ms. Elliott. The meeting opened by roll call vote 5-0 at 7:00pm with a quorum.

PCC: CRAZY CAT WINERY, Tim Smith and Claudette Boisvert

Ms. DeStefano explained the procedure for a Preliminary Conceptual Consultation (PCC). She then explained that the Crazy Cat Winery wish to put in a kitchen and deli above the winery. Mr. Smith stated that they plan on having mostly sandwiches and salads with a few tables. They hope to move the kitchen out some as it is cramped. The access is on the external wall. Ms. Goodwin and Ms. DeStefano acknowledged that, at present, they are allowed 1 residence, the Airbnb unit (which is now a residence), the winery, and a retail store (which they wish to turn into the deli). Ms. DeStefano stated that they will need to add the site plan, the location of the propane tank and they will need approval from the Fire Chief on the occupancy and the egress. She asked if they plan on serving wine in the deli and Mr. Smith answered that they will eventually. Ms. Goodwin read the Fire Chief's comments on the project, which include kitchen will require compliance with NFPA 96; a commercial hood and exhaust removal system, hood suppression with like agent portable fire extinguisher and a cleaning/inspection routine as defined by Code; and he will need to review the main door for compliance as an egress and define occupancy load prior to other requirements being provided.

Ms. DeStefano questioned the parking if open hours conflict with the winery and Mr. Smith stated that there will be some overlap. Mr. Milbrand felt that this is one allowed use to another allowed use. Ms. DeStefano felt that it needs a Site Plan and, as she is an abutter, she will not be comfortable sitting on this case. She stated that they will need the Fire Chief, parking issues, and should address any outdoor seating. She then read the regulations for a Minor Site Plan vs Full

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PCC: CRAZY CAT WINERY, Tim Smith and Claudette Boisvert (continued)

Site Plan. Ms. Goodwin also mentioned that their Special Exception for the Airbnb has expired. The Board determined that this shall be an amended Site Plan but with abutters notified.

PCC: GOODRUM PROPERTIES, Jeff and Jake Goodrum

Ms. DeStefano explained the procedure for a Preliminary Conceptual Consultation (PCC). She then explained that this is for a deck on the back of the building. They are in the Downtown Commercial and the Historic Districts. Mr. Goodrum gave out sketches of the plan and pointed out that the building next door has a cantilevered porch. He said that they wish to have a 48' x 8' cantilevered deck with approximately 40 seats without COVID requirements. They will also need to get occupancy requirements from the Fire Chief and will get something from Hydro. The Board agrees that the Site Plan will need to be updated. Ms. Goodwin will check with NH Municipal Association as to the need of a Variance, as it will not be attached to the ground. They will also need the Department of Environmental Services (NHDES), for the proximity to the river and Historic District Commission (HDC) Certificate of Approval. The Board checked the requirements for a Special Use Permit and determined that it would not be needed. They discussed setbacks (15' front, none on the sides, and 15' rear). There are no parking requirements though it was noted that it may increase parking in the Downtown area. Mr. Goodrum mentioned that he has contracted with a restoration guy for the backside of the building.

PCC: JAG5 ENTERPRISES LLC, Angela Dalphonse

Ms. DeStefano explained the procedure for a Preliminary Conceptual Consultation (PCC). It was noted that Ms. Dalphonse wishes to add 12 units and showed the Board a proposed design. It was determined that the lot is 41,302 sq ft and she needs to figure out the size of the building. It will be a multi-family and a commercial space. She was asked about parking and she responded that she plans on adding parking behind the building and that she has 20 spaces currently. Ms. Goodwin read the regulation of not disturbing more than 10,000 sq ft and 15% slope under the steep slope regulations. Mr. Goodrum stated that there is 10 ft of space before the slope. It was felt that she will need a Variance for the number of units, DES for being within 250 feet of the river, a full Site Plan, and the Department of Transportation for the driveway and drainage. Ms. Goodwin may also require the State Fire Marshal be involved. She read the definition for Multiple Uses on a Lot and questioned whether they will need Subdivision. Ms. DeStefano also noted the height restriction of 35 feet. Ms. Goodwin will confirm lot coverage calculations and minimum requirements on the lot size and get back in touch with Ms. Dalphonse.

PCC: WILLIAM CRAWFORD

Ms. DeStefano explained the procedure for a Preliminary Conceptual Consultation (PCC). It was noted that Mr. Crawford was asking about the Catterall property off Hemphill Road. Mr. Crawford wishes to purchase the property. He added that the barn is huge (a 2-story), and he does not intend to add more buildings. Mr. Crawford has a hardship – his equilibrium is off, and he needs support. There is an apartment in the barn for the caretaker of the farm, however, he would like to add another for his personal caretaker. The house has his residence and an in-law apartment that he would also like to make legal. Ms. DeStefano questioned if two (2) apartments would be considered accessory use. Ms. Goodwin had researched and could not find anything on the original apartment. Ms. DeStefano remembered the Board discussing it but was not sure if it was as part of a PCC or a Site Plan. Ms. Goodwin stated that it did go to the Conservation Commission and there was a Variance in 2010. Mr. Crawford wants to put the property back as a farm. He

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plans on having sheep. Ms. Goodwin also noted that she can find no permit for the in-law apartment. The Board again discussed whether two (2) apartments in the barn would come under accessory building and looked up the definition. They questioned what could happen in the future as well. Mr. Crawford stated that he could have his lawyer put restrictions in the deed. Ms. Goodwin will check on the requirements that might affect the proposal because of the existing easements. Mr. Crawford added that he would like rail fences for horses.

TOWN OF BRISTOL AND LAVALLEY – Land purchase and easement

Ms. Goodwin explained that there is a requirement for the Planning Board to provide feedback under RSA 41:14 for a proposed land purchase and easement between the Town of Bristol and the Lavalley property (formerly owned by RP Williams).

The first part of the review is for the land purchase. The Board reviewed the 3.6 acres parcel proposed to be purchased by the Water/Sewer Department.

E. Seeler made a MOTION, second by R. Kelley, to RECOMMEND THE SELECT BOARD TO MOVE FORWARD WITH THE LAND PURCHASE AS PRESENTED. The motion CARRIED via roll call vote 5-0.

The second part of the review is for the easement between the Town of Bristol and the Lavalley property, which needs to be renewed. The original easement is located outside of the Water/Sewer Department fencing near the lower Transfer Station. It is proposed to relocate the easement through the existing roads of the Water/Sewer Department as a 30' right-of-way.

B. Seeler made a MOTION, second by R. Kelley, to RECOMMEND THE SELECT BOARD TO MOVE FORWARD WITH THE EASEMENT AS PRESENTED. The motion CARRIED via roll call vote 5-0.

MINUTES OF FEBRUARY 24, 2021

E. Seeler made a MOTION, second by R. Kelley, to APPROVE THE MINUTES OF 2/24/21 AS READ. The motion CARRIED via roll call vote 4-0-1 abstention.

REPORTS:

Historic District Commission – To meet next week.

Select Board – Mr. Milbrand updated that all Zoning Amendments passed. He reported that the Town Charter failed by five (5) votes. The Economic Development Committee (EDC) was approved to move forward with a grant request to the Department of Transportation (DOT) to extend the Pemi-Trail. The Select Board's next meeting will be next week when they assign the Selectmen's Representatives for the next year.

Capital Improvements Program Committee (CIP) – Ms. Goodwin is working on scheduling an organizational meeting. Ms. Goodwin also reported that there is a requirement for a Planning Board member to be appointed to the CIP. She has inquired with legal if the Planning Board representative can be Mr. Milbrand as he is the Select Board Representative for Planning. Further discussion centered around Mr. Kelley stated that he would serve as that representative. Ms. Goodwin will have him appointed.

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Land Use – Ms. Goodwin pointed out that Ms. Dalphonse will not need a subdivision as she had read the multiple uses incorrectly and Village Commercial district is exempt.

Tiny houses – this bill passed, which will require that Town's allow them in all Zoning districts that permit single family dwellings. If this continues through as legislature, then this item may become a priority for Zoning amendments including Tiny House Park requirements. The bill is HB588.

Accessory Dwelling units – the bill was voted inexpedient to legislate, which means it is tabled, but we should watch future bills as it was tabled because of a new bill coming down the line.

Outside Seating – The Town is considering temporary outside seating for 2021 because of COVID. The Board agreed.

Training – some members have been signed up for trainings. Ms. Goodwin offered the meeting room for anyone who wanted to attend.

NEXT MEETING: The next meeting is March 24, 2021 at 7:00pm Next Meeting has a PCC for the Hertrich property (former Rossi property) located at 865 Lake Street. It is being proposed to add free-standing signs in various locations across the property as well as antique vehicles and equipment. Ms. Goodwin will pull the original Site Plan for Rossi to confirm what was approved for this meeting. We will also work on the workshop items that we did not have time for tonight.

With no other business, B. Beaurivage made a motion, second by D. Milbrand, to adjourn at 9:06pm.

Respectfully submitted,
Jan Laferriere
Land Use Administrative Assistant