

PLANNING BOARD MINUTES

May 26, 2021

APPROVED: 6/9/21

AGENDA: COMPLIANCE HEARING: ADKINS TRUST, Hemphill Road, #216-022
WORKSHOP: REVIEW MINOR SITE PLAN FORMS
REVISED SEXUALLY ORIENTED BUSINESS
REVIEW ZONING AMENDMENT LIST

ATTENDING: Denice DeStefano (Chair), Randall Kelley (Vice Chairman), Don Milbrand (Select Board Rep.), Betty Seeler (Zoom), Bruce Beaurivage (Alternate – Phone)

ABSENT: Jackie Elliott

OTHER: Christina Goodwin (Land Use Manager)

Ms. DeStefano stated that there is still an emergency order that allows for meetings to be held in person and electronically. Members are attending in-person, via video, and telephone conference and the meeting is open to the public via the same options. Bruce Beaurivage was asked to sit in for an absent member and the meeting opened with a quorum by roll call vote 5-0.

MINUTES OF MAY 12, 2021:

R. Kelley made a motion, second by B. Beaurivage, to approve the minutes as written. The motion carried by roll call vote 3-0-1.

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The Board reviewed the plans submitted for compliance for the Adkins subdivision. All the driveways are now on the plan, no need to change the lot and district information as the lot is in the Lake district, and there is a State subdivision approval.

D. Milbrand made a MOTION, second by R. Kelley, to APPROVE THE ADKINS TRUST SUBDIVISION TO BE IN COMPLIANCE. The motion CARRIED by roll call vote 5-0 and the plans were signed.

WORKSHOP:

Minor Site Plan Forms

Instructions: Change to Land Use Department through-out the document.

Application: Add office designated for Case Number.

Checklist: Add office designated for Case Number and fix text of line #7-14.

R. Kelley made a motion, second by D. Milbrand, to approve the Minor Site Plan forms and instructions as amended. The motion carried by roll call vote 5-0.

Sexually Oriented Business

Ms. DeStefano had modeled the proposed changes after Gilford which has been tested in court system and stood up. The Board discussed whether the definitions should be placed with the regular definitions or stay as part of the sub-section. It was felt that they should remain here but have a notation added to refer to the sub-section. Other suggested changes include:

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Sexually Oriented Business (continued)

- 12.3.1 should read Corridor Commercial.
- 12.4.2 needs to be checked with Town counsel.

Ms. DeStefano directed the Board to look the document over, comparing the current ordinance to the proposed so that it can be finalized at the next workshop meeting.

Review Zoning Amendment List

It was determined that we are already working on the first three (3) items on the list. The 4th (Sexually Oriented Business) should be finished at our workshop. Ms. Goodwin has some done on #5 Tenting. #6 & #7 (ADU's and Tiny Homes) need to wait for final decisions on legislation.

Ms. DeStefano stated that Mr. Milbrand will work on Mixed Use and whether it will be an ordinance change or updated in the Site Plan Regulations. She then asked if anyone had any other items on the list that they felt should have priority. Mr. Beurivage felt that we need to look at tents. The Board was okay with that, and Ms. DeStefano said she will look at what Ms. Goodwin has already found. Mr. Beurivage offered to help.

A discussion followed regarding building heights for Mixed Use. It was felt that it should be no more than four (4) stories. Mr. Kelley suggested 65 feet or three (3) stories with roof additions.

COMMUNICATINS: None.

REPORTS:

Historic District Commission (HDC) - To meet June 8.

Select Board - They are working on recycling, the solar project, grading of Hall Road, some changes by the Big Catch and applying for more grants for Sewer to the Lake. They are also involved with Town events.

Land Use Department - Ms. Goodwin gave an FYI for the new Town sign replacements of the Rotary/Lions signs. They are bigger than allowed and existing. She shared depictions of them and said that they are replacing 8 x 10 signs with 13 x 14.6. They have applied for State permits, which could require changes. Mr. Kelley felt that these are the gateway to the Town which is an exception. The Board agreed and felt they are great signs. A discussion was held on the circles at the bottom where folks can advertise. They also discussed enforcement when one of the businesses leaves town.

Site Plan for 30 Beech Street: Ms. Goodwin showed the signed plan for 30 Beech and explained that the current tenants and property owners have been parking on the lawn in front on one side and have added a graveled parking space on the other side. They have also added another layer below the designated parking area. There is a right-of-way (ROW) from the street to the river and one by the river for the lot next door. The current President of the Association would like to move the ROW to the driveway. Ms. DeStefano stated that, if they cannot comply with their signed plan, then they need to come in for a Minor Site Plan. The Board agreed.

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NEXT MEETING: The next Planning Board meeting will be held June 8, 2021, at 7:00pm. Currently there are two (2) Minor Site Plans: Mr. Goudreau (Nursery) and Mr. Hertrich (Antique vehicles, signs, and equipment).

With no other business before the Board, B. Seeler made a motion, second by R. Kelley, to adjourn at 8:52 pm. The motion carried by roll call vote 5-0.

Respectfully submitted,
Jan Laferriere
Land Use Associate