

PLANNING BOARD MINUTES

November 10, 2021

APPROVED: 2/23/22

AGENDA: 21PCC10: BLUEBERRY SHORES, Wulamat Rd., #102-051
21PCC11: HESS ENGINEERING, 44 HECTOR LN, #104-117
21PCC12: JOEL GORDON, 260 LAKE ST, #216-017
PUBLIC HEARING:
ARTICLE III, 3.2, G. Industrial District
ARTICLE III, 3.2, D. Corridor Commercial District
ARTICLE VIII, Definitions: Proposed definition of Short-Term Rental
Appendix A. Zoning Map of Bristol: Proposed expansion of Corridor Commercial District
WORKSHOP ITEMS

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

ABSENT: Jackie Elliott

OTHER: Christina Goodwin (Land Use Manager), Lindsay Thompson (Land Use Administrative Assistant), Applicants and members of the public

Mr. Kelley, Vice-Chair, opened the meeting at 7:00 pm with a quorum in-person, and asked Mr. Beaurivage to sit for Ms. Elliott. Mr. Kelley explained that he will be acting Chair for the meeting as Mrs. DeStefano is on Zoom.

21PCC10: BLUEBERRY SHORES, Wulamat Rd, #102-051

Mr. Kelley explained that a Preliminary Conceptual Consultation (PCC) is not binding on either the applicant or the Planning Board, but it is the best off-the-cuff reaction to the concept being presented this evening. The applicant is advised that they should not make any substantial financial commitments based on any statements made during this PCC.

Mr. Eichman, Park Manager for Bristol/Blueberry Shores, presented the proposed project to the Board. He explained that across from the existing park is an approximately 29-acre lot, that the current park owners are interested in creating a 75-unit campground. This would be considered an expansion of the existing park with a possible amenity center and swimming pool. The new units would not have beach access through the existing park. Mr. Eichman felt that the new park would add tax revenue of at least \$1,000 per unit, and about \$75,000 in land tax. The new units would be a seasonal use only and there would be no additional services to be provided by the Town as the park would have its own trash removal with Waste Management. The existing park has Town water hookups, which would be added for the new park, however, the new park would need new leach fields installed.

The Board advised that the project appears to require the following:

- Special Exception for amenity center with swimming pool
- Special Use Permits for any structure located within 50 feet of a designated wetland
- Special Use Permits for any septic/leach field within 125 feet of a designated wetland

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21PCC10: BLUEBERRY SHORES, Wulamat Rd, #102-051 (continued)

- If the new Park was ever granted access to the existing park's beach, then a review of the Zoning Ordinance, Article 3.2.F (B) would need to be completed and if all the conditions of that article can't be met, then a Variance would be required.
- Full Site Plan

Mr. Eichman was referred to work with Ms. Thompson and Ms. Goodwin for the application process.

21PCC11: HESS ENGINEERING, 44 Hector Ln, #104-117

Mr. Kelley explained that a Preliminary Conceptual Consultation (PCC) is not binding on either the applicant or the Planning Board, but it is the best off-the-cuff reaction to the concept being presented this evening. The applicant is advised that they should not make any substantial financial commitments based on any statements made during this PCC.

Mr. Hess presented on behalf of the property owners, Eric & Rebecca Herr. The proposal is to shift the existing beach area retaining wall approximately 10 feet from the existing location. The wall would be the same height and length as the existing wall. A permeable patio sitting area would be installed closer to the lake with sand between the patio pavers.

The Board advised Mr. Hess that the project will require the following:

- Special Use Permit because the project is more than just a repair. However, if the plans change and the wall is not moved back, then no Special Use Permit would be required.
- Shoreland Protection Permit from the NH Department of Environmental Services (NHDES). Mr. Hess advised the Board that he has applied for Shoreland and is awaiting a signature from the Conservation Commission.

Mr. Hess was referred to work with Ms. Thompson and Ms. Goodwin for the application process.

21PCC12: JOEL GORDON, 260 Lake St, #102-069

Mr. Kelley explained that a Preliminary Conceptual Consultation (PCC) is not binding on either the applicant or the Planning Board, but it is the best off-the-cuff reaction to the concept being presented this evening. The applicant is advised that they should not make any substantial financial commitments based on any statements made during this PCC.

Mr. Gordon advised the Board that he would like increase the number of units in the multi-family apartment building located at 260 Lake Street to 10 units. Mrs. DeStefano noted that the property is split between the Village Commercial District and the Village Residential District, which means the more restrictive District requirements would apply. Mrs. DeStefano pointed out that the Village Residential district does not allow for multi-family units. If there is a change from what exists, then the grandfathering of the multi-family building would be lost and would require a Variance. Subdivision options were also reviewed.

After further discussion, the Board advised Mr. Gordon that the project would require the following:

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21PCC12: JOEL GORDON, 260 Lake St, #102-069 (continued)

- If the applicant wanted to subdivide the lot where it is divided by Districts – it would require a calculation for how much land is required for the number of units.
- Variance may be required for the subdivision as the Village Commercial lot doesn't have sufficient frontage.
- Variance for adding any additional units
- Variance and Full Site Plan for any requests to have smaller units than the minimum size of 500 sf

The Board asked Mr. Gordon to firm up his plans and if needed, schedule another PCC to review the plans.

PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

Mr. Kelley opened the Public Hearing at 7:43 pm. Ms. Thompson read where the hearing was advertised and if any correspondence received. She also added that per statute, the Zoning amendments were notified in writing to the Industrial District, the Corridor Commercial District including the proposed expansion properties, and the Downtown Commercial District. The public notices were posted on TV Channel 24, on the Town's website and posted on the two (2) bulletin boards in the Town Office lobbies. There were 11 telephone calls and three (3) letters received. The letters are included in the Board's packets. There were also eight (8) walk-ins to the Town Office.

ARTICLE III, 3.2G: Industrial District

The amendment proposed is to remove sexually oriented business as a permitted use in the Industrial District as this type of business cannot physically located in the district.

Mrs. DeStefano motioned to withdraw this amendment from consideration, second by Mr. Milbrand. The motion carried 5-0-0.

Mr. Kelley explained this this amendment will not be moved to the ballot.

Article III, 3.2G: Corridor Commercial District / Appendix A – Zoning Map

The amendment proposed is to expand and modify the boundaries of the Corridor Commercial District so that it includes all land in the area abounded by Summer Street, Peaked Hill Road, and River Road (north of Summer Street, south and west of Peaked Hill Road, and west of River Road), and change all land currently in the Corridor Commercial District that is east of River Road to be part of the Rural District. This amendment would update the Appendix – Zoning Map and would also allow Sexually Oriented Business as a permitted use in the updated district.

Members of the public discussed the following items:

- Peaked Hill Road is a scenic road and not suitable for this type of business
- The proposed expansion area is into the Rural District, which doesn't maintain the rural character.
- Peaked Hill Road doesn't support the use of the road from a commercial entity
- Peaked Hill Road doesn't support the creation of any type of village center with added businesses, nor does Ten Mile Brook Road.
- There were seven (7) new uses and some other uses that would no longer be allowed with the change, and it was believed that those items were not considered when the Board made their decision.

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PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS (continued)

- Expanding the Corridor Commercial district allows for a sexually oriented business to be located in the main access to the Town and potentially near the High School.
- The proposed expansion and use conflicts with the Master Plan for the Corridor Commercial District
- Where can a sexually oriented business be located in the proposed expansion district? The staff was not able to point out an exact location for the meeting.
- Will the value of properties that change from Rural to Corridor Commercial District change? Ms. Goodwin advised that it will, however she did not have the exact number. She explained that each district had a base value for a building lot and that varies by district.
- Concerns were raised about steep slopes, and could new projects cause water and erosion issues?
- How will the change affect what is considered a wildlife corridor for hawks, bears, etc.?
- It was recommended that the Board consider expanding the current Industrial District where the business was already a permitted use.
- One member of the public thought the Board was being innovative and looking at options for expansions, not just for the sexually oriented business, but for other allowed uses.

After much discussion on the proposed amendment, Mr. Milbrand made a motion to withdraw the amendment from consideration, seconded by Ms. Seeler. The motion carried 4-0-0. (Mr. Beurivage left the meeting at 8:20pm.)

The Board thanked the public for their input and apologized that there were some things missed in the review of the proposal. Mrs. DeStefano encouraged members of the public to consider serving on a Land Use Board. Mr. Kelley advised that a withdrawal meant that this article would not be on the ballot.

Definition of Short-Term Rental and update to permitted district

The amendment proposed is to add a new definition for short-term rental. The new definition would be added as a permitted use in the Corridor Commercial, Lake, Rural and Village Commercial Districts and allowed by Special Exception in the Downtown Commercial and the Village Residential Districts.

Members of the public raised concerns that short-term rentals, if not regulated properly will increase parking issues, trash, and possibly noise.

Mrs. DeStefano made a motion to move the definition and proposed districts for short term rental to the March ballot, second by Mr. Kelley. The motion carried 4-0-0.

The Zoning Amendments Public Hearing closed at 8:56 pm.

WORKSHOP ITEMS:

Capital Improvements Program (CIP) Committee Plan Presentation.

Mr. Milbrand presented the CIP Plan, which included a spreadsheet of planned capital purchases from Town Departments and a narrative review of items in the report. He explained that the plan, if followed, is supposed to help to stabilize the tax rate.

Mr. Milbrand made a motion to approve the CIP Plan as presented, seconded by Ms. Seeler. The motion carried 4-0-0.

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MINUTES OF OCTOBER 27, 2021:

The minutes were reviewed and amended. Ms. Seeler made a motion to approve the minutes of October 27, 2021, as amended, second by Mr. Kelley. The motion carried 4-0-0.

COMMUNICATIONS: None.

REPORTS:

Historic District Commission (HDC) - The Commission didn't meet in October. Their next meeting is November 9, 2021.

Select Board - Recently the Board approved the application for a grant to install electric vehicle charging stations in Town. They have also reviewed a proposal to update street lighting to LED bulbs.

Land Use Department - Ms. Goodwin inquired about off-premise signs located around Town. Could they be considered as a blanket permit or should they be one permit per sign. The Board asked that Ms. Goodwin do a little research and discuss with the Town's Attorney but were leaning toward a permit required for each sign location.

NEXT MEETING:

The next Planning Board meeting will be held December 8, 2021, at 7:00 pm at the Town Offices with the public hearing on the Driveway Regulations scheduled.

With no other business, Ms. Seeler made a motion to adjourn at 9:27 pm, second by Mr. Milbrand. The motion carried 4-0-0.

Respectfully submitted,
Christina Goodwin
Land Use Manager