

## **PLANNING BOARD MINUTES**

December 8, 2021

**APPROVED: 2/23/22**

**AGENDA:** 21ASP02 AMENDED SITE PLAN: HANNAFORD, 505 Pleasant St., #225-001  
PUBLIC HEARING: DRIVEWAY REGULATIONS  
SEWER TO THE LAKE PRESENTATION

**ATENDING:** Denice DeStefano (Chair), Randall Kelley (Vice-Chair), Don Milbrand (Select Board Representative), Betty Seeler (Zoom), Bruce Beaurivage (Alternate – Zoom)

**ABSENT:** Jackie Elliot

**OTHER:** Christina Goodwin (Land Use Manager), Jeff Chartier (Water/Sewer Superintendent), Applicant/public

Mrs. DeStefano opened the meeting with a quorum in the room and asked Mr. Beaurivage to sit in for Ms. Elliot.

### **MINUTES OF NOVEMBER 10, 2021**

The Board moved the approval of the minutes to the next meeting.

#### **21ASP02: HANNAFORD, 505 Pleasant St, #225-001**

It was explained that Hannaford has received a Special Exception approval from the Zoning Board to permanently keep a storage container on the property. An Amended Site Plan has been submitted to the Planning Board adding the storage container. Mrs. DeStefano read the requirements for an amendment to a Site Plan.

The Board reviewed the plan and agreed that all requirements have been met. Mr. Kelley made a motion, second by Mr. Milbrand, to approve the amended Site Plan for Hannaford. The motion CARRIED 4-0-1.

#### **PUBLIC HEARING - DRIVEWAY REGULATIONS**

The Public Hearing on the updated Driveway Regulations opened at 7:15 pm. The regulations have been reviewed by the Highway Superintendent, the Land Use team, and the Town's Attorney. Mr. Beaurivage asked if there is a time limit for completion of the driveway. Ms. Goodwin explained that the Highway Superintendent approves the applications and the permits set the time for completion to one (1) year. She added that the Town does not do permits for State Roads but can provide input. Ms. Goodwin pointed out that the Board will also need to approve the application form and the proposed fee of \$25.00.

With no further discussion, Mr. Kelley made a motion, second by Mr. Milbrand, to approve the Driveway Regulations, the Application, and the \$25.00 fee, as presented. The motion CARRIED 5-0-0.

Ms. Goodwin stated that the next step is to have the former Ordinance withdrawn by the Select Board and once that is done, the application, regulations and fee information will be distributed online, and to the Town Departments.

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### SEWER TO THE LAKE PRESENTATION - JEFF CHARTIER

Mr. Chartier reported that they have approximately \$10 million in grants for this project. The project concentrates on the area around the Lake with small lots. There were three (3) different routes discussed. The cheapest route was proposed to go across country over to Danforth Brook Road and out by the Big Catch. However, there was some resistance with the property owners, so they regrouped and reviewed the next route along Lake Street. This would mean ripping up Lake Street, which is an additional expense not planned. The third route was North Main Street. The group took a combined approach of North Main Street and Lake Street. The plan would allow gravity feed from the Lake, down the bike path to the Millstream bridge, add a pump station by the bridge up to North Main Street. It would then be gravity fed along the existing North Main Street line. There are concerns about the size of the lines. There are also approaching the project to consider changing the gravity feed around the Lake with low pressure sewers, which allows shorter distance in the ground, but every property owner would need one. This helps to lower the costs.

Concerns have included how this is going to affect the building around the Lake. Mrs. DeStefano did agree that the Planning Board would have to review and set some protections in place. Mr. Chartier inquired if the home was on a 3-bedroom septic and now Town sewer comes in, can the owner now convert to a 4-bedroom. Mrs. DeStefano stated the Planning Board wouldn't be involved unless there were other changes that would kick in under the Zoning Ordinance. A discussion was held about how changes could be made.

Mr. Chartier stated that most of the houses are hooked up to town water already. There is an opt-out option. If a private septic system put in after 1986 is granted a waiver, then there would be no tie-in fees, but there would still be a share of the costs, such as betterment. Ms. Goodwin mentioned Conservation Commission had concerns about the river crossing. Mr. Chartier advised that Mayhew Island used directional drilling to go under the Lake, and the Town used it for the area near Gina's Place. The new crossings would use the same process. Mr. Beaurivage asked if the depth is determined by what is under the water and Mr. Chartier stated it will vary.

Mr. Chartier stated that most of the project is residential, although there are a few commercial properties. The current plan is for Lakeside Road, Shore Drive, West Shore Road to Brown's Beach, Lakeview Ave into Camelot (the first three (3) rows) Acres, Arrowhead Point Road and it will stop near Wulamat Road.

Mr. Chartier expects it will start after Town meeting at the latest, once the Select Board has approved. The project is in the design stage now and once the approval is done, then the final design will be completed. There are also time constraints, as directed by the funding, for the project to begin. He also reports that there are other options that are being considered.

### REPORTS

*Historic District Commission (HDC)* – No meeting for December. Ms. Goodwin pointed out the new historic sign installed near the Town Office. She also pointed out that the HDC brochure has been completed and is out to the public.

*Select Board* – The Board is working on the warrant and the Public Safety building. They have also reviewed the CIP recommendations.

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### **REPORTS (continued)**

*Capital Improvements Program Committee (CIP)* – The Committee is done meeting until after Town Meeting.

*Land Use Department* – Jackie Elliot has submitted her resignation from the Planning Board and Zoning Board.

Mr. Beaurivage was asked if he was interested in changing his position from an Alternate to a Regular member. Mr. Beaurivage stated that he would like to stay as an Alternate.

Jan Laferriere is retiring at the end of December after 27 years.

Land Use has received an application for a new member, David Shirley. The application will be submitted to the Select Board for approval.

The protest petitions received, have been confirmed by the Town's Attorney, to be null and void since the Sexually Oriented Business (SOB) and Corridor Commercial expansion amendments were withdrawn.

Ms. Goodwin reported that there is an error in the SOB Ordinance, under Section 12.3.1, which will need another public hearing. The Section discussed the district allowed. It was determined that the last day for a public hearing is January 31. The Board agreed to hold the hearing on January 12, 2022, which would allow for a second hearing, if needed.

Ms. Goodwin updated the Board that Bristol Shores will need a Special Exception for expansion on the new lot. They will also need a full Site Plan. We have worked with the Town's Attorney to review the proposal.

Mrs. DeStefano mentioned that they are working with a small wind energy system, which may also need a Site Plan.

### **NEW BUSINESS**

Ms. Goodwin mentioned that the Zoning Board has asked that the Planning Board consider 2023 changes for off-premise signs and non-conforming lots in the Lake District.

**NEXT MEETING:** The next Planning Board meeting is January 12, 2022, at 7:00pm.

With no other business before the Board, Ms. Seeler made a motion, second by Mr. Kelley, to adjourn at 8:08 pm.

Respectfully submitted,  
Jan Laferriere  
Land Use Associate