

PLANNING BOARD MINUTES
January 11, 2017

APPROVED as amended & clarified:

1/25/17__jrl_____

- AGENDA: 17LLA01 & 17SUB01, Lot Line Adjustment & Subdivision: Raymond M. Bourque & Elizabeth S. Buitenhuys, River Road, #209-050 & -055
17SPR01, Site Plan Review: Goodrum Properties LLC, 20 Spring St., #114-107
- ATTENDING: Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite, Dan Paradis. Elizabeth Seeler
- ABSENT: Denice DeStefano (away)
- OTHER: Raymond Bourque, Elizabeth Buitenhuys, Alan Barnard, Kerry Mattson, Jeff Goodrum and son, Scott Lacroix (Land Use Officer).

The meeting opened at 7:00p.m.

17LLA01 & 17SUB01m LOT LINE ADJUSTMENT & SUBDIVISION: RAYMOND M. BOURQUE & ELIZABETH S. BUITENHUYS, ALAN BARNARD (Surveyor)

The secretary read the applications, list of abutters notified, and where the hearing was advertised. She stated that there were several calls of interest, no written messages and no Department Head comments.

Mr. Barnard explained that they are taking off a section of lot -050 and adding it to lot -055 so that lot -055 can be subdivided into two lots of 2+ acres each. The secretary informed them that the amount taken from lot -050 is currently in current use and taxes will have to be paid for that.

Mr. Barnard went over the subdivision plan and stated that they have applied for the State DES Subdivision permit which has been accepted for review. He added that he will need to set the 3 monuments and a driveway permit.

The Board went over the checklist. E. Seeler made a MOTION, second by S. Favorite, to ACCEPT THE SUBDIVISION APPLICATION AS COMPLETE. The motion Carried

Kerry Mattson, abutter, asked if this is to be for just a couple of houses. It is and he was shown the plan.

D. Paradis made a MOTION, second by B. Curtis, to APPROVE THE LOT LINE ADJUSTMENT AS SHOWN ON THE PLAN. The motion CARRIED.

E. Seeler made a MOTION, second by B. Curtis, to APPROVE THE SUBDIVISION FOR RAYMOND BOURQUE AND ELIZABETH BUITENHUYS WITH CONDITIONS: DES SUBDIVISION APPPROVAL AND THE SETTING OF 3 MONUMENTS. The motion CARRIED and the Notice of Decision was signed.

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17SPR01 GOODRUM PROPERTIES LLC, ALAN BARNARD (Surveyor)

The secretary read the application, the list of abutters notified and where the hearing was advertised. She added that there were no telephone calls or written messages received. Comments from Department Heads were:

Water/Sewer = must apply for service for additional units.

Fire & Health Officer = will require life safety inspection which has been scheduled already.

Highway = must apply for driveway permit for lower access due to the proposed Central St. Project.

Mr. Barnard explained that they wish to implement the same plan inside as was approved for Gretchen's Mill in the old Record Enterprise building. They wish to call it Riverview Apartments and it was questioned as to being too close to Riverview Village. The Board felt that it is in a different section of town and 911 should have it by street so they did not feel that it would be a problem.

Mr. Barnard went on to say that the building is 120 years old or so (built somewhere between 1892 and 1897). The Goodrum's wish to have 2 2-bedroom units on the first floor and 3 1-bedroom units on the 2nd floor. The basement will be used for 2 parking spaces and storage. It was used by the Congregational Church vestry for storage at one time and Country Cottage has been using the basement for furniture storage currently.

Mr. Barnard pointed out that there is to be 2 parking spaces in the basement, 2 on Spring St., and 4 on Central St. He added that snow removal will be on-site unless it gets to be too much and then will be moved off-site. He pointed out the cantilevered deck entry as well as a stairway leading up from the Central St. parking area of the lot. The propane tank is to be buried and there will be downcast LED lights. Mr. Barnard showed pictures of the type of lights they wish to put in. It was noted that the pole lights are the same as the town's which all felt will add to the area very well.

Mr. Barnard went over the 3 requests for waivers and the checklist was gone over by the Board.

P. Manganiello made a MOTION, second by S. Favorite, to WAIVE #12, 16, 34, 35, AND 42 (2 had been added to the list). The motion CARRIED.

S. Favorite made a MOTION, second by P. Manganiello, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

There were no comments from the public.

The Board felt that the Water/Sewer issue and Life Safety (Fire & Health) will be addressed with the building permit. They did request that an agreement with the Highway Superintendent, the snow storage area and the waivers must be placed on the plan.

At this time, Mr. Dingman felt that he would like to think about this for a bit. Mr. Curtis stated that what we are requesting is all administrative stuff and we could do a conditional approval.

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GOODRUM SITE PLAN continued:

E. Seeler made a MOTION, second by S. Favorite, to CONDITIONALLY APPROVE THE SITE PLAN FOR GOODRUM PROPERTIES LLC WITH THE SNOW STORAGE AND WAIVERS ON THE PLAN AND WRITTEN APPROVAL FROM THE DEPARTMENTS. The motion CARRIED.

The Notice of Decision was signed.

MINUTES OF DECEMBER 14, 2016: The following amendments and clarifications were made:
Page 1, under the Sharp subdivision, 2nd paragraph, 1st line, following "previously" insert "(last summer)." Next paragraph (first motion), 1st line, change "MOTION AS COMPLETE" to "APPLICATION AS COMPLETE". Page 2, under the Mayhew PCC, 4th paragraph, move it so that it comes before the motion directly above.

D. Paradis made a motion, second by B. Curtis, to approve the minutes as amended. The motion carried with one abstention.

COMMUNICATIONS:

The winter 2016 Source was received as well as a copy of a letter from Atty. Aaron H. Simpson, Esq. Mr. Lacroix explained that Hydro Electric had complained that they were afraid that the balconies on the 16 Central St. building might fall on them as they care for the property underneath, which belongs to Hydro. Mr. Lacroix added that he notified the building owner and we received this letter from the attorney who states that this is a civil matter and not a case for a Variance. Mr. Lacroix could not recall any mention of a Variance by him (later thought perhaps to have been said should the owner of the balconies wish to expand them). The building owner has shored up the balconies but added 2 posts that are on the Hydro property. The Board felt that this is a Civil matter and not under our jurisdiction.

REPORTS:

HDC: Didn't meet.

CIP: Meet after town meeting.

Selectmen: Mr. Manganiello stated that they are working on the warrant articles. They presented their budget to the Budget Committee and they are now discussing it. Mr. Dingman asked about the position for Mr. Lacroix's position and Mr. Manganiello stated that the Budget Committee have determined to keep it to 3 days a week.

OTHER:

TERMS: The secretary stated that Mr. Favorite and Mr. Dingman's terms will be up in March and asked if they wish to continue on the board. Mr. Favorite is willing and Mr. Dingman will let us know soon.

NEXT MEETING: Our next meeting will be held Jan. 25 at 7:00p.m. Atty. Waugh will be explaining the current law updates and we will have the two compliance hearings from tonight. We may work on the Historic Section of the Master Plan if Mr. Dingman has time.

E. Seeler made a motion to adjourn at 9:15p.m.

Respectfully submitted, Jan Laferriere, recording secretary