

PLANNING BOARD MINUTES
January 25, 2017

APPROVED:

2/8/17 __jrl_____

AGENDA: LAW UPDATES WITH ATTORNEY BERNIE WAUGH
 COMPLIANCE HEARING: 17LLA01 Lot Line Adjustment and 17SUB02 SUBDIVISION,
 RAYMOND M. BOURQUE & ELIZABETH S. BUITTENHUYS, River Road,
 #209-050 and -055
 COMPLIANCE HEARING: 17SPR01, SITE PLAN REVIEW, GOODRUM PROPERTIES LLC,
 20 Spring Street, #114-107
 WORKSHOP: HISTORIC SECTION OF THE MASTER PLAN

ATTENDING: Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite,
 Dan Paradis. Elizabeth Seeler

ABSENT: Denice DeStefano (away)

OTHER: Scott Lacroix (Land Use Officer), Atty. Bernie Waugh, Christina Goodwin (Assessing
 Asst.), Sandra Heaney (Conservation Commission), Nik Coates (Town Admin.), Shawn
 Lagueux (Selectman), Alan Barnard (surveyor), Andy O'Hara Jr. (resident)

The meeting opened at 7:00p.m.

LAW UPDATES WITH ATTORNEY BERNIE WAUGH

Attorney Waugh went over the updates for 2016. When addressing the new regulation for accessory dwellings, he suggested that we might want to determine size as the State does not list this. When discussing the request to restore lots that were involuntarily merged, Atty. Waugh stated that these go to the Select Board. Other items addressed were filing time for Planning Board applications, Agritourism, voluntary lot mergers, Condo Owners' Assoc., Nonpublic Minutes, Tax Deed penalties, Farmer's Markets, written legal advice in nonpublic meetings, and then several court cases.

Atty. Waugh also explained that, in SB2 cases, the subject matter cannot be changed when amendments are made. Mr. Dingman asked if he knew of any new legislature coming up and Atty. Waugh stated that he didn't. With the mandatory preliminary reviews, there is no time limit but they may want to tighten that up. Mr. Coates stated that he gets weekly updates that he can e-mail to the Chair and Vice Chair.

Mr. Favorite thanked Atty. Waugh for his help with the 32 unit case the Planning Board recently dealt with. He added that this case had several name changes and the Board was accused of stalling. He asked what we can do to update for large projects such as this. Atty. Waugh's only suggestion was for us to require Mandatory Preliminaries. Mr. Manganiello referred to page 7 regarding Public Records and electronic storage. Ms. Goodwin stated that she found that this becomes more costly. Mr. Dingman stated that a PDF/A is simple.

Attorney Waugh was thanked for his presentation.

COMPLIANCE HEARING: 17LLA01 LOT LINE ADJUSTMENT & 17SUB01 SUBDIVISION, RAYMOND M. BOURQUE AND ELIZABETH S. BUITENHUYS/ALAN BARNARD

The conditions for this case were: DES Subdivision approval and the setting of 3 monuments. The Land Use Office had received a copy of the DES Subdivision and Mr. Barnard pointed out on the plan as to where the monuments have been placed.

S. Favorite made a MOTION, second by D. Paradis, to APPROVE THE LOT LINE ADJUSTMENT AND SUBDIVISION AS ALL CONDITIONS HAVE BEEN MET. The motion CARRIED and the plans and Notice of Decision were signed.

COMPLIANCE HEARING: 17SPR01 SITE PLAN REVIEW, GOODRUM PROPERTIES LLC/ALAN BARNARD

The conditions were to have a signed agreement with Mark Bucklin regarding the driveway cuts and to place the waivers and the snow removal area on the plan. Mr. Barnard had placed the waivers and the snow removal area, as well as a copy of the agreement on the plan.

P. Manganiello made a MOTION, second by S. Favorite, to APPROVE THE SITE PLAN AS ALL CONDITIONS HAVE BEEN MET. The motion CARRIED and the plans and Notice of Decision were signed.

OTHER: Mr. O'Hara was asked why he had come and he stated that he thought that Mr. Bucklin (Highway Superintendent) and Jeff Chartier (Public Works Superintendent) would be here. Mr. O'Hara feels that Mr. Schneider is out of compliance with his Site plan as he uses his whole front to access his property (Mr. O'Hara is confined to 50"). Mr. Dingman suggested that, if Mr. O'Hara feels this is out of compliance, he should see the Land Use Officer (who had left not feeling well). Mr. O'Hara referred to the March 26, 2014 minutes regarding this. Mr. Manganiello and Mr. Lagueux suggested that he come in to the Select Board meeting tomorrow night.

MINUTES OF JANUARY 11, 2017: The following amendments and clarifications were made:

Page 2, 2nd paragraph, 2nd line, following "Gretchen's Mill", delete "in" and replace with "when it was" and 3rd line, before "to Riverview Village" insert "in name". Last paragraph, last line, replace "stuff" with "items". Page 3, under Reports, Selectmen, last line, add "rather than expand it to 5."

P. Manganiello made a motion, second by E. Seeler, to approve the minutes as amended. The motion carried.

COMMUNICATIONS:

Mr. Dingman read the request from NLRA for 30 minutes of our time at our June 14th meeting. He had no problem with this but will check with Ms. DeStefano, the Board Chairman. He also read the e-mail concerning a catering kitchen at 89 Castle Lane. Mr. Dingman felt that they should come in for a PCC. Others mentioned that they would need State approval and that a PCC should only be if needed. There was also a project review by the NHDHR stating that no historic properties are affected by the construction of a dock for 56 North Pike's Point Rd.

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REPORTS:

HDC = Didn't meet.

SELECTMEN = They are to meet tomorrow and are working on the warrant articles as well as Cassandra's resignation.

CIP = Do not meet until after Town Meeting.

LAND USE = Not much new.

NEXT MEETING: The next meeting of the Planning Board shall be Wednesday, Feb. 8th at 7:00p.m. There will be the Greenwood subdivision and a minor site plan for Mayhew. Also, a possible PCC for the catering kitchen.

With no other business before the Board, P. Manganiello moved to adjourn at 8:48p.m.

Respectfully submitted,
Jan Laferriere, recording secretary