

PLANNING BOARD MINUTES  
February 8, 2017

**APPROVED as amended & clarified:**  
**2/22/17 jrl\_\_\_\_\_**

**AGENDA:** 17SUB02 SUBDIVISION: ELIZABETH JANE GREENWOOD REV. TRUST, 215 Hemlock Brook Rd., #205-002  
17MSPR MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN QUINCHIA, 293 West Shore Rd., #104-001  
PCC: TODD SEVIGNY & KELLY GORDON, 89 Castle Lane, #203-130  
PCC: EUGENIO IANNICIELLO, 16 Central St., #114-122  
PCC: DAVID MARSHALL  
PCC: TURNER'S COTTAGES LLC/GARTH WOOLSEY, Wulamat Road, #103-032

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

**ABSENT:** Bob Curtis (excused)

**OTHER:** Applicants and public

The meeting opened at 7:00p.m. with a quorum.

**17SUB02 SUBDIVISION: ELIZABETH GREENWOOD REV. TRUST/COLIN BROWN**

The secretary read the application, abutters notified, where the hearing was notified and stated that no telephone calls, written correspondence, or input from Department Heads was received. Ms. DeStefano explained the procedure for a hearing.

The Board went through the checklist.

C. Dingman made a MOTION, second by S. Favorite, to APPROVE WAIVERS FOR #14, 16, 18, 23, 24, 26, AND 27. The motion CARRIED.

Mr. Brown explained that this is a lot of 38 acres with 2 houses on it, both with their own wells and septic systems. They wish to divide into 2 lots with 1 house on each lot.

Mr. Dingman asked about neighboring buildings and Mr. Brown stated that there is only a cabin that is close by and that is shown on the plan.

Public input was then asked for. Charlotte Trout asked if it is to be divided as is or do they plan on building more. She was told that it will remain as is.

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

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE PLAN AS PRESENTED. The motion CARRIED and the plans, Mylar, and Notice of Decision were signed.

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**17MSPR01, MINOR SITE PLAN REVIEW: MAYHEW PROGRAM/IVAN QUINCHIA**

The secretary read the application, abutters notified, where the hearing was advertised, and stated that there were no telephone calls, written responses, or Department Head comments received. Ms. DeStefano asked if Mr. Quinchia needed the directions for the hearing repeated and he answered that he did not.

Mr. Paradis questioned if this was the original site plan or a revision of the site plan. As it was determined to be the original site plan, Mr. Quinchia was asked to note on the plan that this is an amended plan for the array only

The public was asked for comment and Fred Crowley, abutter, asked what he would see or smell. Mr. Quinchia stated that there would be no smell and that the array will be 13' high, which is below Mr. Crowley's property. The location was chosen for its best use and to lower operating expenses. This area also gets the maximum sun. He added that they could plan some forsythia bushes along the back side, if that would help. Mr. Crowley stated that he would like more time to think about this. Mr. Quinchia stated that the array takes up just 40% of the tennis court and mentioned that they had talked about an added building in that spot previously. Mr. Crowley said that he would have preferred a building and asked if they could plant hemlock trees. Mr. Dingman stated that he preferred forsythia to hemlock. Mr. Quinchia said that the fence is 15'.

Eugenio Iannichiello stated that he felt it would be kind of an eyesore and would be at street level. Alan DeStefano asked if there would be any diminution of value to surrounding properties. Mr. Quinchia said that he would be willing to block it off. Mr. Paradis asked if this array is one plane and was told that it is. Mr. Quinchia added that Mayhew applied for a grant and got 100% funding for this, he is doing the work for nothing. Mr. Paradis asked about putting it on 3 planes which would lower the height. Mr. Quinchia stated that it would increase the cost and, being closer to the brook, would decrease the yield due to the trees. There is an issue of snow build-up, as well. This array is to be 3 verticals, 66" x 30' wide.

Mr. Dingman asked the approximate start date and was told as soon as the snow clears. They hope to start in March but the majority would be done in May. Both Mr. Dingman and Mr. Paradis would like to do a site visit. Mr. Crowley stated that he is used to it being a tennis court. Mr. Dingman stated that he needs a plan note of the specific project. Mr. Paradis asked why they are not looking to put the array on the roof. Mr. Quinchia stated that those need to be replaced every 5 or 6 years and they only have this one grant so the timing is good now. Mr. Dingman liked the idea of 3 panels and Mr. Quinchia stated that he can look but it will go towards the brook.

C. Dingman made a MOTION, second by P. Manganiello, to CONTINUE THIS HEARING TO MARCH 8, 2017 AT 7:00PM. The motion CARRIED.

Mr. Paradis stated that sketches would help. The Board will have time to do a site visit and they suggested that Mr. Crowley speak with Mr. Quinchia to see if they cannot come to an agreement.

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**PCC: TODD SAVIGNY & KELLY GORDON**

Ms. DeStefano explained the process for a PCC. Mr. Savigny stated that they wish to build a small commercial kitchen in their basement for catering and for individual personal meals. When asked, the applicants stated that they live here year round.

Ms. DeStefano stated that they need to speak with their homeowners Camelot Acres Association to check on their regulations. Mr. Paradis stated that the district is allowed a home occupation. Ms. Seeler suggested that they check with the State on food regulations and Mr. Manganiello added that they also need to check the State about the septic system. Alan DeStefano said that there was a case where this type of operation caused a failure to the septic system and the folks had to shut down.

**PCC: EUGENIO IANNICIELLO**

Mr. Ianniciello has purchased 16 Central Street and would like to implement the previous Site Plan which has expired. He was told that he may have an issue with parking. This has to be done through the Selectmen. There is a balcony issue with the abutter that he may want to look into. The Board will need to look at any outside features: lighting, roof changes, etc. The Board thought that he could do a Minor Site Plan. Mr. Ianniciello stated that he would like to add 3 dormers to the street side and a slight dormer in back. The secretary explained that, in order to be on the March 8 agenda, he would have to apply by this coming Friday, otherwise the earliest time for a hearing will be April 12 (application in by 3/17).

**PCC: DAVID MARSHALL**

Mr. Marshall is interested in having a minor distillery, which produces up to 5,000 cases of distilled spirits. The State has designated an area from the New Hampton bridge to Plymouth which includes route 3A through Bristol.

Ms. DeStefano stated that we do not have a designation for a distillery anywhere in town. Mr. Dingman equated it to the Jon Shackett case for a minor brewery. There are two choices: request from the Planning Board that they get a minor distillery on the ballot (which can't be until March town meeting in 2018 now) or to find a location and try for a Variance. Mr. Marshall stated that Town Administrator, Nik Coates, was enthusiastic about this project when he spoke with him. He added that waiting for a vote time line is prohibitive. Ms. DeStefano and Mr. Paradis stated that he can bring the request to this Board by next Sept. if he chooses to do that. The Board will then consider it. Mr. Dingman suggested that he bring the RSA on distilleries to the Board which would help when we have to determine a definition.

Mr. Manganiello asked how much different is the machinery than for a brewery and Mr. Marshall explained that the beginning process is the same but continues with fermentation for a year. Mr. Manganiello asked if he might just do beer and Mr. Marshall was not interested in that.

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**PCC: TURNER'S COTTAGES LLC/GARTH WOOLSEY**

Mr. Woolsey explained that they wish to put in 2 garages off of the Batton Road entrance. They would be set back from the wetlands. This would not be paved but left natural. Mr. Dingman stated that they would need to see plans. There seems to be a discrepancy between our site plan of 2006 and a plan that they have and is recorded at the county for 2008 which is not signed by the Planning Board. This plan shows that a 4-part garage has been built in the area where our plan shows the shed there was to be demolished. As this is a problem that the Board is not sure what to do about, they feel that they will need to speak with town counsel and resolve this first. The new garage plan looks to be okay for Site or Minor Site plan once this is resolved.

Mr. Dingman asked when they planned to start the new garage and Mr. Woolsey answered in the Spring. The 2008 plan was done by Brown Engineering, it was noted. Scott Lacroix, Land Use Officer, has a pdf of the 2008 plan and the secretary will ask him to send it out to the Board. Mr. Woolsey gave his phone number to the secretary so that she could notify him as soon as we know something.

**MINUTES OF JANUARY 25, 2017:**

C. Dingman made a motion, second by P. Manganiello, to approve the minutes as read. The motion carried with one abstention.

**COMMUNICATIONS:**

There was a survey of Conservation Easements for M. Worthen, S. Sundborg, on Old Stage Road and Peaked Hill Rd. Also a copy of "Release of Funds" for New England Family Housing as well as a Wetland Permit for Dylan & Jamie Welsch, 56 North Pike's Point Rd., #105-004

**REPORTS:**

**HDC** = Did not meet.

**SELECTMEN** = There are 17 warrant articles (two no voting ones).

**CIP** = Don't meet until after town meeting.

**LAND USE** = Not here to report.

**NEW BUSINESS:**

Ms. DeStefano brought up renewing terms. She stated that Mr. Dingman's term ends this year and he has chosen to renew. However, he has business concerns that will take up more of his time. Ms. DeStefano feels that she has one more year and she cannot serve as Chairman again as she will be away for 4 months beginning in January (to help her folks with her handicapped sister). She is leaving the Bar Association in June. Ms. DeStefano will be happy to stay as an alternate, she added. She would like to stress to the Selectmen that we are in dire need of new members. The secretary mentioned that a young man came in last Friday expressing that he would like to come on board as an alternate. Mr. Coates was handling this.

It was questioned as to why PCC's were brought up at the last minute and the secretary explained that, previously, she had been asked to keep them from our Workshop meetings.

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**NEXT MEETING:**

Our next meeting is Feb. 22<sup>nd</sup> at 7:00p.m. and is a workshop meeting. Ms. DeStefano will send everyone an updated list of items for both the Zoning Ordinance and the Site Plan/Subdivision Regulations. She would like to have everyone look them over so we can talk about what might be eliminated and how to prioritize the remaining items. Mr. Dingman reminded here about adding legal fees.

The Board then talked a bit about electronic records.

With no other items to discuss, S. Favorite made a motion, second by P. Manganiello, to adjourn at 9:00 and the motion carried.

Respectfully submitted,  
Jan Laferriere, recording secretary