

PLANNING BOARD MINUTES
Old Town Hall
August 9, 2017

APPROVED:

AGENDA: 17SPR03, CONTINUED SITE PLAN REVIEW: TURNER COTTAGES LLC, Batten Road,
#103-032

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

ABSENT: Brian Howe (Alternate, excused)

OTHER: Liz Kelly (Bristol Planner), Christina Goodwin (Bristol Assessing Assistant/Land Use Adm.), Peter Daniels (Bristol Land Use Officer), Sandra Heaney (Conservation Commission), applicants, public

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

17SPR03, CONTINUED SITE PLAN REVIEW: TURNER COTTAGES LLC/KENT BROWN (BROWN ENGINEERING & SURVEYING), LARRY ELLIS & DEBORAH RICHARD (TURNER COTTAGES)

Ms. DeStefano explained that we have received the amended application and then went through the process of a Site Plan Hearing. The secretary read the new application, abutters notified, where the hearing was advertised and stated that there were no phone calls or Dept. Head comments but there are 15 letters which have been received.

The Board then went through the checklist. Ms. Seeler asked about the driveway and Mr. Brown pointed out its location on the plan. C. Dingman made a MOTION, second by S. Favorite, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Brown then explained that they wish to erect 10 dedicated garages (2 buildings). These are accessory buildings; not available for commercial or sub-leasing. No water or sewer is needed. Larry Ellis, President of Turner Cottages Association, stated that this will supply storage for the 10 homes. They have tried to make this the lowest impact for the neighbors and will take a minimum of trees down. They are good stewards of the Lake.

Mr. Dingman asked if they have met with the abutters in advance. Mr. Ellis answered that they have tried and have modified the plan based on the last meeting (July 12, 2017). Mr. Dingman then asked if there were any specific concerns and were they answered. He was told that Bill Nasser (who represented Turner Cottages at that meeting) has and they have a buffer zone. Mr. Manganiello asked if this was closest to the driveway and was told that it is. Mr. Manganiello added that he has concerns with the drainage. Mr. Ellis stated that the lot is separated by wetlands and this is the reason that the garages are set back so far. Ms. Seeler asked how they would keep the owners from going through the wetlands to get to them. Ms. Richard answered that she would not know how to get through the

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TURNER COTTAGES SITE PLAN continued:

wetlands and it is easier to use Batten Road. Mr. Ellis added that they will not be accessed much. Mr. Favorite asked about excavation and fill. Mr. Ellis stated that the soil removed from the driveway entrance will fill in on the lower side and Mr. Brown added that some will be cleared and removed.

Mr. Dingman asked about the height and was told by Mr. Ellis that it will be 13'9", the openings will be 10'. Mr. Dingman then asked about the material to be used and was told that it will be metal clad. Mr. Dingman suggested that they think about fitting in with the surrounding neighborhood and added that they might consider impervious surface for the driveway. Mr. Ellis thought they might think about that on the side that is seen. He feels that metal clad is safer. Mr. Dingman explained that there are fireproof materials available that would be more esthetically pleasing. Mr. Ellis thought maybe on the front and the doors. Only one side will be seen from the street. They intend to have a metal roof. As to drainage, Mr. Brown explained that there are new rules in 2010 for all the 2-year storms. If they were to use impervious surface, he shall have to change the calculations. Mr. Dingman asked how much drainage will stay on the site and Mr. Brown answered the same as now.

Donald Freeman, abutter, stated that he is concerned about maintenance. Mr. Brown stated that there will be routine maintenance but little use. Mr. Manganiello stated that it will change another 6% and asked if it won't change Batten or Galahad Roads. Mr. Brown did not believe so. Mr. Dingman asked about the impact to the adjacent properties and Mr. Brown said that everything affected will be on site.

Mr. Manganiello mentioned the exterior lighting and, if it is motion sensor, critters will set them off. Mr. Ellis said that they will address it if it becomes a problem. Ms. Seeler felt that car lights would be all that they would need where it is expected to be light use. Mr. Dingman asked about the forest density and how this will change with the removal of trees. Mr. Ellis answered that they want to leave as much as possible and will add some. Right now, there are lots of small trees and two big pines to cut. Mr. Brown added that they will plant evergreens and Mr. Ellis said that these will be higher.

With no other questions from the Board, Ms. DeStefano stated that they will read the 15 letters received. It was determined that each Board member will read a couple of them. These were read and all will be retained in the hearing folder and files in the town office Land Use files.

Mr. Dingman explained that the Board researched the Special Exception reasoning. Ms. DeStefano added that the change to Special Exception for boat storage happened in 2006 to coincide with the NH Code of Administrative Rules. Mr. Dingman added that he feels that we need to hire the Engineering firm of Ballasteros and Houle (from UNH) to go over the drainage. Ms. DeStefano agreed. Mr. Brown stated that he would need to re-do the calculations to having impervious pavement. Mr. Dingman moved to hire this firm. The Board agreed. Ms. DeStefano mentioned that we shall need an escrow account set up. The last one we did was for \$7500. And we returned some of it. Mr. Dingman also stated that there is now a 65-day clock which the applicant needs to waive as this will all take time. The applicants stated that they are willing to waive the clock.

Mr. Dingman mentioned that they might want to consider the Architecture Standards Guidelines. Ms. DeStefano stated that the Board will consider the points made in the 15 letters. Ms. Richard asked if

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CONTINUED SITE PLAN – TURNERS:

they will have an opportunity to address them, as well, and Ms. DeStefano said that they would. Ms. Laferriere will give copies to Mr. Brown on Friday. Mr. Dingman also mentioned that they might want to consider small structures.

Ms. DeStefano named Mr. Dingman to get the estimated review set (with impervious surface).

E. Seeler made a MOTION, second by C. Dingman, to HIRE UNH ONCE THE ESCROW AND NEW CALCULATIONS HAVE BEEN MADE AVAILABLE. The motion CARRIED.

Tom Arnold, abutter, asked to have an appraiser, before the project is done, to be sure the neighboring values will not be affected.

At 9:30pm, C. Dingman made a MOTION, second by P. Manganiello, to CONTINUE THE HEARING FOR TURNER COTTAGES LLC TO SEPTEMBER 13, 2017, 7:00 pm, AT THE OLD TOWN HALL. The motion CARRIED. The folks attending were thanked for coming.

MINUTES OF JULY 26, 2017: The following amendments and clarifications were made:

Page 1, under Minor Lot Line Adjustment, 1st paragraph, 1st line, replace “taking” with “giving it”. Under DeStefano PCC, 1st paragraph, 4th line, following “12,146” delete “ and replace with “square feet”. 2nd paragraph, 3rd line, delete “change the footprint” and replace with “increase the square footage of the building.” Page 2, 2nd line of the motion, replace “changes the footprint” with “expand the building”. Under the Presentation, 1st paragraph, 8th line, delete “special lots” and replace with “consideration of lots to be conserved.” Page 3, New Business, 3rd line, replace “sight” with “site”. Under next meeting, 3rd line, before “intent” insert “conservation”.

C. Dingman made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried.

REPORTS:

HDC: Haven’t met.

Selectmen: The summer town meeting will be held this Saturday at 9:00 am. They were visited by the Space Needs committee and shown the plan for the addition to the present Town Office/Police Station. This Friday they will show us the plans for the two separate buildings.

CIP: Haven’t met.

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REPORTS continued:

LAND USE: Ms. Goodwin stated that there is a PCC (Preliminary Conceptual Consultation) scheduled for the Homestead. They have been looking into the Pikes Point issue. There are lots of meetings set up for this coming Friday.

As to the Turner escrow, Ms. Goodwin volunteered to do this for the Board. She stated that \$4100. Went back to the last applicants (Newfound Family Housing). She added that kudos have been given on the good looking Dollar General that we have.

Liz Kelly, the new Planner, stated that she is getting to understand Bristol and Peter Daniels, new Land Use Officer, questioned if the garages are big enough for some of the Turner boats. The Board will address this issue.

NEXT MEETING: The next Planning Board meeting will be held at the Town Office meeting room on August 23, 2017 at 7:00pm. Ms. DeStefano asked that those with assignments might bring in their draft copies. She will bring in definitions, etc. for microbreweries and distilleries but she is not sure about hotels. Mr. Dingman stated that we have hotels under Special Exception in the Village Commercial, Corridor Commercial, and Lake Districts.

With no other business before the Board, C. Dingman made a motion to adjourn at 9:55p.m.

Respectfully submitted,
Jan Laferriere,
Land Use Adm. Ass't.