

PLANNING BOARD MINUTES  
September 27, 2017

**APPROVED as amended & clarified:**  
**10/25/17\_\_jrl\_\_\_\_\_**

**AGENDA:** 17LLA03, LOT LINE ADJUSTMENT: THE JOHNSON-BRISTOL TRUST/STEVEN B. MOORE,  
New Chester Mountain Rd., #227=-030 & -031  
MEET WITH THE ECONOMIC DEVELOPMENT COMMITTEE  
WORKSHOP – POSSIBLE ORDINANCE CHANGES

**ATTENDING:** Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Dan Paradis,  
Sathesh Mani (alternate)

**ABSENT:** Denice DeStefano (Chairman – away), Steve Favorite, Betty Seeler, Brian Howe  
(Alternate, excused)

**OTHER:** Liz Kelly (Bristol Planner), Christina Goodwin (Bristol Assessing Assistant/Land Use  
Adm.), Peter Daniels (Bristol Land Use Officer), Leslie Dion (Selectman/EDC),  
Bill Dowey (EDC) and other members, Colin Brown, Steven Moore

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

**17LLA03, LOT LINE ADJUSTMENT: STEVEN B. MOORE/COLIN BROWN (Surveyor)**

Mr. Brown explained that there are 2 abutting lots. They wish to take 3.57 acres from lot #031 and apply it to lot #030. Mr. Dingman explained the process for judging a lot line adjustment and added that the change does not make either lot non-conforming. Mr. Moore stated that he feels it is a very good plan. There were no other comments.

D. Paradis made a MOTION, second by P. Manganiello, to APPROVE THE LOT LINE ADJUSTMENT AS PRESENTED. The motion CARRIED and the plans and mylar were signed.

**MEET WITH THE ECONOMIC DEVELOPMENT COMMITTEE (EDC):**

Mr. Dowey stated that the EDC would like the Board to consider boutique hotels. Mr. Curtis asked what a boutique hotel is and Mr. Dowey answered that it has 30 to 50 rooms. Mr. Curtis asked if they include a restaurant and was told not usually. They may have wine/beer in an afternoon.

Mr. Dingman stated that the Board discussed hotels and they are allowed in certain areas by Special Exception now. We have done a couple of town-wide surveys and folks did not want these (by 66%). Mr. Dowey stated that he was surprised that the size was not limited. Mr. Dingman asked what the EDC would like. Mr. Dowey stated that they do not want Freudenberg to leave. Freudenberg expects to lose about 135 employees in the next 5 years due to retirement. A program between Freudenberg and the high school has been set up and they are working on one with Lakes Region Community College. Factories are now changing to electronics. Bristol has the Triathlon, the Marathon, and other venues that draw transitional folks, as well. The Downtown has brought interest and they wish to keep the image going. These folks may come for a visit and then want to stay. Industries would like hotels nearby. Both Freudenberg and Mid-State Health have said there is a need for folks who come in for training

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**EDC continued:**

in their facilities. Janet Cavanaugh (EDC) added that the shop owners have said that it would help them also. She has seen realtors call to ask for overnight lodging availability.

Mr. Manganiello mentioned the survey which found that 66% did not want hotels. Mr. Dingman added that we are planning to do another survey. Following those results, we will need to research, hold a hearing, and maybe get it to a vote in 2019. Mr. Dowey felt that Bristol is an ideal candidate for a boutique hotel. He asked Mr. Dingman if his B & B has a 2-night limit. Mr. Dingman answered that it is not his B & B, it belongs to his wife. Mr. Dowey will have to ask her as Mr. Dingman has nothing to do with her business.

Ms. Goodwin asked if it would be possible to combine the Special Exception and Site Plan hearings. Mr. Dingman did not think so. He went on to say that the EDC should look at the regulations for a Special Exception. At present, they could also go for a Variance for a hotel within another district other than where it is allowed. Ms. Dion mentioned that a lot of folks think of a hotel as being large. Mr. Moore asked how a boutique differed from a B & B. Mr. Dowey thought that B & B's were not usually year-round.

Mr. Dingman stated that the Board could look to define hotels by the number of rooms, similar to how they do restaurants. Then Site Plan could control the rest. Site Plan regulations can be changed with just a public hearing. Mr. Paradis said that the Board is willing to define the types of hotels. He added that the Industrial space in Bristol is very limited. Mr. Dingman stated that someone could come in and buy an area and re-develop it. Mr. Migliori (EDC) stated that Freudenberg is encouraged with the training program. He added that everyone is invited to the high school on Oct. 17<sup>th</sup> to see the kids in the program. This is a long-term thing. Mr. Migliori felt that defining hotels by size in the survey would be good. Mr. Dowey stated that they would like to see this done sooner than later. Mr. Dingman answered that it will need a bit more research. We need to know capacity, the areas, the need, and what folks want. He suggested that the EDC speak with the Planner and then may want to talk again with this Board. Mr. Dowey said that this means next year probably. Mr. Dingman suggested that they read RSA674:33 for Special Exceptions and the OSI web site on Planning and Zoning. The Planning Board can look at the Site Plan/Subdivision Regulations to check what we might need for this, as well. We can research other towns and work with Ms. Kelly, our Planner, on a survey, Site Plan/Subdivision regs. And possible Zoning changes.

At this point, the EDC was thanked for coming in.

**NEW ALTERNATE:**

Sathesh Mani was introduced as our newest alternate. Mr. Dingman and Mr. Paradis explained a bit about our procedures and training conferences that come available. We also do the Master Plan, taking into account the surveys and then how our laws reflect it.

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**MINUTES OF SEPTEMBER 13, 2017:**

The following amendments and clarifications were made: Page 1, under Turner Cottages, 1<sup>st</sup> paragraph, 4<sup>th</sup> line, delete “for a continuation,” and replace with “to suspend the clock,”. Line 5, replace “can do so” with “agree to”. Last line, delete “been” and, following “continued” insert “hearing”. Page 2, 4<sup>th</sup> paragraph, 4<sup>th</sup> line, replace “swirl” with “swale”. 5<sup>th</sup> line, following “bank” insert “not Mr. Marshall’s property”. Last line, following “lilacs” insert “as a sound buffer”. Under Alex Moody, 1<sup>st</sup> paragraph, 4<sup>th</sup> line, replace “paint on a sign” replace with “sign designs. “Minuttes” title, remove one “t”. Page 3, Under Land Use, 2<sup>nd</sup> paragraph, 1<sup>st</sup> line, change “OEP now OSI)” to “OEP (now OSI)”. 2<sup>nd</sup> line, following “model” insert “Ordinance”. 4<sup>th</sup> paragraph, 4<sup>th</sup> line, remove “and everyone is” and replace with “and all town Boards and Commissions are”. Page 4, Wetlands Ordinance, paragraph 1, 2<sup>nd</sup> line, following “Commission” insert “oversight of wetland boundaries”. And remove “but only if the town says it is okay” and replace with “from the ordinance language”. Also, delete the last sentence on the page.

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

**WORKSHOP:**

Mr. Dingman asked if the Board wanted to determine the meaning of “periodic”. It was felt that we should table that for now.

**NLRA SUGGESTED ORDINANCE CHANGES:**

It was thought that we might want to think about them for another year. It was explained that towns sometime rely on model ordinances. Mr. Dingman asked specifically about the one on Riparian Buffers and if there is a way to tack it onto our Wetlands Ordinance. Mr. Curtis mentioned that a wetlands buffer already exists. Mr. Dingman stated that ours is 50’, what they have is further restricting. Mr. Paradis felt that the State already covers this pretty well. Both Mr. Dingman and Mr. Paradis expressed that the town already covers this well also. Mr. Dingman added that it looks like it would be best for a town/city that does not have anything at all.

**ABUTTERS’ GUIDE:**

It was thought that this looked good and should go to all abutters. Ms. Goodwin will put it on the web site as well.

**KENNELS:**

Ms. Kelly explained what she has done for research. She did take Ms. DeStefano’s definition for Commercial Kennels. R. Curtis asked about the difference between Commercial and Residential. Ms. Kelly stated that it is defined as Commercial has 5 or more dogs or cats and Residential has up to 5 dogs or cats.

For Mr. Mini, Mr. Dingman asked Ms. Goodwin to explain the case we recently had. Ms. Goodwin stated that we had 40 dogs on less than an acre, claiming to be their pets. There are now 6 on that same property where they are breeding but consider to be residential. They are technically Commercial. Mr. Dingman asked if this could be a health issue and Ms. Goodwin answered only if they are not caring for the animals. Mr. Dingman thought there might need to be something about the distance between

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**WORKSHOP: KENNELS continued**

the property and the neighbors. Ms. Kelly said that a lot of towns do it as just “kennels” Windham defines Commercial as kennel, coop, or pen. Ms. Goodwin stated that the present case is now grandfathered but if they change to Commercial, they would need to follow that. Mr. Dingman questioned how to address business purposes. Ms. Goodwin said that residential is usually housed in the house or barn. Mr. Dingman asked about the possibility of it being a nuisance. He suggested that, for this coming March, we might keep it quite simple and then explore it further, maybe in Site Plan.

Mr. Manganiello read the suggested definition for Commercial which looks like what is here. Mr. Curtis asked if there should be a distinction between for profit or for rescue. Also for hunting dogs. Mr. Dingman felt that a stable is for farm animals and Mr. Paradis pointed out the ordinance for this. It was felt that kennel should be according to the number of dogs. Ms. Kelly stated that she can separate it out to discuss next time. Mr. Dingman felt that the definitions should be tightened and then Site Plan/Subdivision to address long term, after the public opinion survey.

Mr. Dingman explained that the Zoning Ordinance is strictly by what it says where the Site Plan can be waived by the Planning Board based on the situation.

**NEXT MEETING:**

Our next Planning Board meeting will be held Oct. 11, 2017 at 7:00p.m. Ms. DeStefano will be away.

**OTHER:**

Mr. Dingman asked when we have to have the ordinance changes in to the Town Clerk and Ms. Laferriere answered Feb. 6, 2018.

When asked, Ms. Cavanaugh stated that lots of sales people and Freudenberg are the reason for wanting a boutique hotel. She added that, Downtown, she’s heard complaints that signs have no continuity or esthetics. Mr. Dingman explained that the HDC (Historic District Commission has jurisdiction of appearance and conformity and the Planning Board determines size. The HDC can only give guidance. He added that some of the signs Downtown may be grandfathered from changed ordinances after they had theirs. He suggested she read the sign ordinance.

**REPORTS:**

**HDC –** Mr. Dingman stated that the CLG got reviewed and we are doing fine. We are required to meet at least four times a year. We can get grants for information on historic cases. We did get some historic properties done. Other things to consider are cemeteries, graveyards, and genealogy. We did get LCHIP funding for the Old Town Hall.

**Selectmen –** Mr. Manganiello stated that they have been very busy. The Space Needs are to hold a public hearing on Oct. 4, 7:00p.m., at the Old Town Hall on the new town office and police buildings. There has been a lot of discussion and several drafts done. The plan is now for two buildings. Ms. Goodwin has a set of plans in the office that can be looked at and they are on Facebook. Mr. Dingman asked if there are other options for a back-up plan. Mr. Manganiello felt that they have reasonable

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**REPORTS, Selectmen continued:**

explanations as to why this plan works best. He added that the Newfound Family Housing project was dedicated and has started.

**CIP (Capital Improvements Plan)-** The committee met with the Fire Chief last night and will meet with Kelley Park in October.

**Land Use** – Ms. Goodwin stated that we are trying to advertise filing dates more.

**NEW BUSINESS:**

LRPC and TAC representatives: Ms. Kelly explained that the LRPC representative must be a resident of Bristol so she will not be able to fill that position. Mr. Mani stated that he would be willing to look into this. He will see Ms. Kelly to learn what is involved. Our TAC representatives are Steve Favorite and Bill Dowey. We asked Mr. Dowey if he would like to swap with Ms. Kelly but he declined.

With no other business before the Board, P. Manganiello motioned to adjourn at 9:10p.m.

Respectfully submitted,  
Jan Laferriere,  
Land Use Admin. Asss't.