

PLANNING BOARD MINUTES
March 27, 2019

APPROVED as amended & clarified:

See the minutes of 4/10/19 jrl _____

AGENDA: ELECT OFFICERS
PCC: JACOB McCLEARY, 212 Summer Street, #223-098
PCC: MR. & MRS. SANVILLE, 265 Lake Street, #112-024
TYLER SIMONDS UPDATE ON THE MASTER PLAN COMMITTEE

ATTENDING: Clay Dingman (Vice Chair), Don Milbrand (Sel. Rep.), Paul Barnett, Evan Hickey

ABSENT: Denice DeStefano (Chairman – away), Betty Seeler (conflict)

OTHER: Christina Goodwin (Land Use Manager), Tyler Simonds (Planner), Scott Sanschagrin, Applicants

The meeting opened at 7:00p.m. with a quorum. Mr. Dingman introduced the Land Use Manager and the Planner and then explained the guidelines of a PCC.

PCC: JACOB McCLEARY

Mr. McCleary explained that he is the new owner of Mae's Place. Last fall they got a waiver to pave 1,000 sq. ft. of the parking lot. He would now like to do the rest as, initially, they could only do the first 1,000. Ms. Goodwin explained that any more than the 1,000 requires Site Plan. Mr. McCleary stated that they had the paver scheduled already and did not have time to do a Site Plan for the whole thing. He estimates that there is 1,080 square feet left to do.

Mr. Milbrand explained that one cannot come back every year for a Variance to complete the job. Mr. Barnett asked how long the area has been used and Mr. McCleary had no idea but knows the previous owner had the place 20 years. Mr. Barnett asked if anyone ever got stuck in the mud and was told that the repair man recently did. Mr. Barnett then asked how close the paved area is to a neighbor and was told that it is 10' from one side. The rest is not near anyone. The Board felt that this could be a Minor Site plan.

D. Milbrand made a MOTION, second by E. Hickey, to REQUIRE A MINOR SITE PLAN FOR THE REMAINING PAVING TO BE DETERMINED. The motion CARRIED.

Mr. McCleary was told to see Ms. Goodwin or Mr. Simonds for instruction and that the application needs to be in by April 12th for a May 8th hearing.

PCC: MR. & MRS. SANVILLE

Mr. Sanville introduced Israel Gonsalvis, the owner of the property in question. Mr. Gonsalvis stated that he would like to start a taxi service as he sees the need in Bristol. There would be no office and he would run through cell phones. He would only have a taxi cab. He lives in Boston but has a business in Rumney and owns this property, as well.

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SANVILLE PCC continued:

Mr. Barnett asked what the taxi service would be under and Mr. Gonsalvis stated that he in Incorporated. He added that, if he expands, he will need more space. Mr. Hickey explained that this is a tough area for cell coverage. Mr. Gonsalvis felt that he will handle it; he has Verizon.

Mr. Dingman thought that the closest description for this that is allowed is office. Mr. Hickey read The description of Personal Service. Mr. Sanville did not think that the addition of one car would Make a difference. The Board felt that this also needs Minor Site Plan.

E. Hickey made a MOTION, second by D. Milbrand, to ALLOW MINOR SITE PLAN FOR MR. GONSALVIS. The motion CARRIED.

ELECTION OF OFFICERS:

Ms. Goodwin stated that Ms. DeStefano prefers not to remain as Chair. She is willing to do it until Someone else takes over but wishes to be made an alternate. Mr. Dingman stated that he would prefer Not to be Chair or Vice Chair. Ms. Goodwin stated that Betty Seeler does not want the positions. This Leaves only the two new folks. Mr. Barnett stated that he would consider Vice Chair. A discussion was Held about the possibility of using Mr. Simonds. Mr. Simonds stated that he no longer lives in Bristol. Ms. Goodwin was requested to ask legal if this could be done. She also mentioned that we are short one member and introduced Mr. Sanschagrin as possibly filling that position. As to a quorum where we only have 6 members, we can choose to lower the quorum number though it is not advised to do so.

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The following amendments were made: Page 1, COMPLIANCE : CHOATE, replace "COMPOLIANCE" with "COMPLIANCE". 1ST line, after "hooked up" insert "to water and", eliminate the period and continue into the next sentence. 2nd line, replace "for now" and replace with "through the Land Use permitting process, therefore the Planning Board portion of this project is in compliance." Page 2, EKSXN REALTY, last line, insert "limitations of" before "Multiple Uses". COMMUNICATIONS: Divide the paragraph up so it is easier to read: 1. The Source was looked at. 2. Mr. Dingman read aloud the NHDHR project review for 10 Church St. 3. There was a nomination request from DES for 3 PRLAC committee members. Max Stamp is our only member at present. Ms. Goodwin stated that she has already received willing participants: Richard LaFlamme and either J. P. or Beth Morrison. 4. The Board looked at a DES Wetlands Permit for David and Catherine Tetreault on Smith River Road. The Conservation Commission comments on these. LAND USE; 2nd line, replace "coding" with "code". 3rd line, delete "scan some maps for us." And replace with "let us use their office scanner." Page 3, 1st line, replace "390" with "290" and before "(Chinese" insert "former". OTHER: 1st line, replace "Sansagrin" with "Sanschagrin".

D. Milbrand made a motion, second by E. Hickey, to approve the minutes as amended. The motion carried with one abstention.

MASTER PLAN COMMITTEE UPDATE, TYPER SIMONDS

Mr. Simonds stated that they have looked at the Vision and Historic chapters and Mr. Dingman is to check the edits. The Land Use chapter is the big thing. The Board worked on it in 2015 but did not finish. Mr. Dingman explained that we had a limited budget and were too busy. The information from

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T. SIMONDS continued:
that time needs to be used.

Mr. Simonds continued by saying that they wish to develop an Economic Development chapter which will combine the Downtown information. Mr. Dingman felt that there is good information in that which we do not want to lose.

Mr. Simonds stated that the committee will meet at the end of May for a workshop meeting. Rural Economical has some free technical service. Mr. Barnett added that the Economic Development Committee is consulting with a firm for creating what the town isn't and what it should be. A Discussion was held as to signs for directing to the downtown businesses. It was noted that Mr. Milbrand had worked on this several years ago.

Mr. Dingman asked if we have funding for a draft and Ms. Goodwin answered that we do not. They Have talked about Mr. Simonds writing a draft and bringing it to the Planning Board. Mr. Dingman stated that Lakes Region Planning Commission did it for us before. Ms. Goodwin mentioned that we will investigate grants. Mr. Dingman suggested that she get an estimate from Lakes Region and then look,. Mr. Simonds is doing the final analysis of the survey that we did recently.

COMMUNICATIONS:

NHDHR sent a review of the Smith River Bank Stabilization project stating that there were no historic Artifacts found. It was explained that the river is eroding a section of the bank and will go under the Road if it is not stabilized.

REPORTS:

HDC: Did not meet due to it being voting day. Two Variances are to come in at the April meeting, one for the new barbershop and one for Pizza Bene'.

SELECTMEN: They attended a brief robotics demonstration which was interesting. Les Dion is now Chairman and Don Milbrand is the Vice Chair. He will continue as the representative for Planning and HDC.

CIP: They met last week. Bill Cote remains as Chair and Steve Favorite as Vice Chair. Mr. Dingman Asked about the items at town meeting that were not on the Capital Improvements plan. Mr. Milbrand Answered that they are an advisory committee only and, for some things, it might be over-stepping their boundaries.

LAND USE: Ms. Goodwin announced that Mr. Simonds will begin full time on April 15th.

As to Turner's, she is reaching out to legal as to how we should handle this now where the Site Plan says no boat storage without Special Exception but it was voted that this only is to apply to Commercial. Mr. Dingman thought that we would only need to amend the Site Plan to remove the condition.

Ms. Goodwin asked that members e-mail us as to whether or not they would be coming to a Board Meeting so that we can be sure of a quorum. A discussion was held as to putting meetings on the

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LAND USE continued:

calendar on the web site. Ms. Goodwin will check and test it for next time.

Mr. Simonds addressed the checklist that he had presented tonight. NLRA funding was mentioned. Ms. Goodwin stated that we are doing away with the separate business checklist as it wasn't being used. Mr. Barnett mentioned resources and that they should be listed. Mr. Dingman felt that a way should be made for information of meetings to go back and forth between departments. Ms. Goodwin stated that she is now over Conservation Commission as well and will get information to them. Mr. Barnett mentioned having the intranet for this and Mr. Hickey suggested possibly hydro link.

A short discussion was held on updates for the Zoning Ordinance, using public wifi, and the possible use of a laptop (one is needed for Assessing that we could use when it is idle).

Ms. Goodwin mentioned the OIP Spring Conference and will register anyone who wishes to attend. She encouraged the new members to go.

NEXT MEETING: Wednesday, April 10th at 7:00pm. On the agenda is a Site Plan with Fred Schneider and a Lot Line Adjustment and Subdivision with Jeff Goodrum. Ms. Goodwin will reach out to the State again as to their recommendations for the Schneider property as we question no curb cut where both Dollar General and Mr. O'Hara had to.

OTHER:

Mr. Sanschagrin stated that he works 50 to 60 hours a week now so he might think about being an alternate for now..

Ms. Goodwin stated that Mr. Dingman requests that our first meeting of the month be for all hearings and PCC's and the second just for workshops. She mentioned that this could cause the first meeting to go on much later. We shall try to set the agenda in this way.

With no other business before the Board, the meeting adjourned at 8:35pm.

Respectfully submitted,
Jan Laferriere, Admin. Assistant
Land Use

