

PLANNING BOARD MINUTES
April 10, 2019

APPROVED:

See the minutes of _____

AGENDA: ELECT OFFICERS

19LLA01 & 19SUB01 LOT LINE ADJUSTMENT & SUBDIVISION: ALAN M. BARNARD FOR
JEFFREY L. GOODRUM, 950 Peaked Hill Rd. and Ten Mile Brook Rd., #210-014
And #219-020

19SPR01 SITE PLAN REVIEW: KEVIN L. FRENCH FOR FREDERICK E. SCHNEIDER III, 215
Lake Street, #112-001

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

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

OTHER: Tyler Simonds (Planner), Applicants, Beth Houdyshel, Steve Favorite

The meeting opened at 7:00p.m. with a quorum. Mr. Dingman explained that, until a new Chairman is Elected, the Board should elect a Chairman for the evening.

C. Dingman made a motion, second by E. Hickey, to elect Paul Barnett as Chairman for the evening. The motion carried.

Mr. Dingman introduced Mr. Simonds, the Town Planner.

LOT LINE ADJUSTMENT & SUBDIVISION: ALAN BARNARD/JEFFREY GOODRUM

Ms. Laferriere read the applications, the list of abutters notified, and the places that the hearing was noticed. She stated that she did not receive any phone calls, written communication, or concerns from Department Heads.

The checklist was addressed. Waivers for #3, 14, 23, 24, and 27 were discussed and felt to be okay.

C. Dingman made a MOTION, second by D. Milbrand, to allow waivers listed above and to consider the application as complete. The motion CARRIED.

Mr. Barnard explained that there was a Boundary Line Adjustment done in 2005 and a merger previously. At this time, the Howe's (owners of lot #219-020) wish to purchase some of the land back. The green area on the plan shows this area. The Daigle's (lot #219-023) wanted to do the same but as a separate lot. This new lot is shown as #8. This lot has been reviewed by the State Subdivision and the test pit is shown. There is proper road frontage. Mr. Barnard would like this done as a Conditional Approval as he has yet to set the proper corners due to the snow cover. The Board felt that this was not necessary as Mr. Barnard has always followed through.

C. Dingman made a MOTION, second by E. Hickey, to APPROVE THE LOT LINE ADJUSTMENT AND SUBDIVISION FOR JEFFREY L. GOODRUM. The motion CARRIED.

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GOODRUM continued:

Mr. Simonds asked about Board visits, which is listed on the checklist. Mr. Dingman stated that this should not be on the checklist. Mr. Barnard must do the mylar so compliance was set for the workshop meeting on April 24, 2019.

SITE PLAN: KEVIN FRENCH/FRED SCHNEIDER:

Ms. Laferriere read the application, list of abutters, where the case was noticed and said that there were no telephone calls, written correspondence, nor Dept. Head concerns given to her.

Mr. French stated that Mr. Schneider received a Variance for parking when Dollar General was subdivided from this lot. The spaces were 7' x 16' to display vehicles. There were small shrubs there. Ms. Laferriere distributed photos taken at that time for the Board to look at.

Mr. French stated that DOT is limiting the two approaches, do not want vehicles backing out onto the roadway, and request 4 planter boxes which can be removed in winter for the plowing of snow. The spaces are to be striped along the right-of-way. Mr. Schneider added that, when Fred Fuller owned the property, it was all pavement. When he bought it, he put in the green area. The State is saying that the catch basin has been undermined. Mr. French added that they are asking to comply with DOT.

Mr. Dingman stated that this is really a compliance issue and asked if they looked at the Site Plans that were consistent with Dollar General. In 2015, Dollar General worked with DOT for a little bit of landscaping in the right-of-way. Mr. French thought that, because of the use of this property, what they are asking is a reasonable compromise.

Mr. Barnett asked why the previous green space cannot work and Mr. Schneider answered that there is only room to display a couple of cars and there is a large build-up of snow. Mr. Schneider was reminded that the snow removal was to be in the rear of this property as shown on the previous plan. A discussion followed as to why they cannot do something similar to Dollar General. Mr. Schneider stated that Christina Goodwin (Land Use Manager), DOT, and he came up with the present plan. Mr. French added that the State has approved what this new plan shows.

Mr. Barnett questioned the removable planters and who was going to be able to monitor that they are filled and put out every Spring. Mr. Simonds mentioned that Dollar General landscaped around their catch basin, which was approved by the State. Mr. Dingman said that it is his understanding that DOT is only interested in what is placed in the right-of-way, not the rest of the property. Mr. French said that visibility could be an issue. Mr. Barnett suggested gravel be placed between the edge of the grass and around the catch basin. Mr. French said that DOT wants that area (around the catch basin) to be paved. Mr. Milbrand thought that all of the green could be put back except for around the catch basin.

At this point, Mr. French and Mr. Schneider withdrew the Site Plan. Mr. Dingman felt that Ms. Goodwin and Mr. Simonds, Land Use Office, could monitor this for compliance (putting back the green space except for 2' around the catch basin which would be paved).

COMMUNICATIONS: ----

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REPORTS:

HDC – Did not meet as there was no quorum.

Selectmen – Nothing to report.

CIP – To meet next week. They need a replacement from the Planning Board to replace Dan Paradis.

Evan Hickey is willing to step in.

LAND USE – Mr. Simonds stated that he will have the survey results next time.

OTHER:

Mr. Simonds introduced Miss Houdyshel, who is interested in possibly joining the Planning Board as an alternate. She has been in town 1 ½ years. It was explained that the Board deals with the Master Plan, Zoning amendments, Subdivision, and Site Plans for commercial sites. Mr. Dingman went on to say that there are two chapters that the State requires for the Master Plan: Vision and Land Use. This is meant to guide the town for development. We update the Zoning Ordinance and Site Plan/Subdivision regulations so residents peacefully get along with others.

Mr. Simonds stated that we should probably look at the Stable definition to define it for commercial or general. Mr. Milbrand and Mr. Dingman felt that it should be general.

MINUTES OF MARCH 27, 2019:

The following amendments and clarifications were made: Page 1, 2nd paragraph under McCleary, 1st line, replace "Variance" with "waiver". Page 2, 1st paragraph, 1st line, following "what the" insert "legal entity structure was that the" and following "would be" insert "operating". At the end of that line, replace "in" with "was". 2nd line, following "incorporated" insert "and the taxi DBA as same." Page 3, 2nd full paragraph, 3rd line, following "Committee is" insert "looking into the possibility of contracting a firm for new signage and". Under "Reports, HDC, 1st line, replace "Variances" with "Certificates of Approval". Page 4, 1st full paragraph, last line, replace "hydro link" with "hyperlink". 3rd paragraph, 1st line, replace "OIP" with "OSI". 4th paragraph, heading, remove "3" from "NEXT".

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

ELECT OFFICERS:

Mr. Dingman stated that he is willing to remain as Vice Chairman if the Board realizes that he may be absent more.

D. Milbrand made a motion, second by E. Hickey, to retain Clay Dingman as Vice Chairman. The motion carried.

NEXT MEETING:

Our next Planning Board meeting will be held April 24, 2019 at 7:00pm. We have a PCC with Jerry Nialetz, the compliance for Jeff Goodrum and our Workshop. We are to work on the Master Plan. Mr. Dingman added that we must finish updating the Land Use chapter. He feels that it covers a lot of what the Economic Development committee wants.

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MISCELLANEOUS:

Mr. Simonds announced that he will be a full-time employee as of April 15th. Mr. Dingman expressed that he feels that Mr. Simonds needs to work with a consulting firm on the Master Plan and should look for possible funding for that.

Mr. Favorite (Bristol representative to TAC) stated that a 5G meeting will be held next Tuesday and is to show what it does or does not do for us.

With no other business before the Board, D. Milbrand made a motion to adjourn at 8:45, with a second by E. Hickey.

Respectfully submitted,
Jan Laferriere,
Land Use Admin. Assistant