

PLANNING BOARD MINUTES
April 12, 2017

APPROVED as amended & clarified:

4/26/17__jrl_____

AGENDA: 17MSPR02, MINOR SITE PLAN REVIEW, STEPHEN HANSER, 1635 Summer St., #221-010

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

ABSENT: Denice DeStefano (Away), Elizabeth Seeler (conflict), Brian Howe (Vacation)

OTHER: Scott Lacroix (Land Use Officer), Andy O'Hara Jr.

The meeting opened at 7:00p.m.

17MSPR, MINOR SITE PLAN REVIEW: STEPHEN HANSER

The secretary read the application, abutters notified, where the hearing was advertised, and stated that there were no phone calls, no written correspondence, or any comments from Departments received. The checklist was then addressed. The Board felt that #6 needed clarification (parking). An e-mail from Christina Goodwin (Assessing Assistant) explained that DOT is involved as they need to change the Driveway records back to Commercial. Mr. Hanser is doing that. The Board then checked the parking requirement based on Article VIII, 8.5, E.2.k, Professional Services, for 1 space for every 150 sq. ft. of gross floor area. Mr. Hanser said that there is no storage area. This calculated to 8 spaces. Mr. Favorite stated that he needs to label the same key on both drawings. It was asked that he add an arrow to the smaller sheet, which when asked why this was included, the secretary explained she added it as Mr. Hanser had written in the application that the parking was the same as was previously approved by the Board when it was Commercial before.

A discussion was held as to whether or not to accept as complete with conditions as it starts the 65 day clock. It was felt that this would be alright and Mr. Dingman called for a vote to accept as complete with conditions and Mr. Manganiello moved it. As what was being asked for was not clear, the secretary asked for a full motion.

C. Dingman made a MOTION, second by B. Curtis, to ACCEPT THE APPLICATION AS COMPLETE WITH THE FOLLOWING CONDITIONS: TO RECALCULATE THE PARKING OF 4 SPACES, TO KEY THE TWO PAGES IN TANDEM, TO ADD A NORTH ARROW AND TO KEY THE BUILDINGS. The motion CARRIED.

Mr. Dingman apologized to Mr. Hanser, stating that he was sorry that Mr. Hanser had been given the wrong directions. Mr. Hanser mentioned that he thought the checklist is confusing.

Mr. Curtis added that the final approval will be subject to DOT (Department of Transportation). Mr. Favorite added that he might need to speak to them about the location of the sign if it is in the State right-of-way. Mr. Hanser stated that the new tenant was taking care of her sign but did not think it would be in the right-of-way. Mr. Favorite asked that the sign and driveway be added to the plan.

-2-
Planning Board Minutes
4/12/17

HANSER MINOR SITE PLAN continued:

P. Manganiello made a MOTION, second by S. Favorite, to CONTINUE THE HEARING FOR MR. HANSER TO OUR WORKSHOP ON APRIL 26, 2017 AT 7:00P.M. The motion CARRIED.

ANDY O'HARA JR. AND LAND USE OFFICER, SCOTT LACROIX

Mr. Dingman stated to Mr. O'Hara that he might want to listen to Mr. Lacroix and the Board concerning the Auto Trends complaint as he might be satisfied with the result.

Mr. Lacroix stated that he received a letter about the removal of the green space at Auto Trends and they had paved more. He sent Mr. O'Hara a letter of explanation based on what he could find in the minutes and file. The final plan for Mr. Schneider's property was combined with that of Dollar General.

The signed plan was then presented to the Board and it was determined that what is physically there now does not match the signed plans. Mr. Favorite stated that he was at DOT today and asked about the two openings of the driveway. He is waiting for an e-mail answer. Mr. Dingman stated that it is a definite Site Plan violation and he feels we need legal help in how to handle. He asked the Board if they were okay with Mr. Lacroix follow up on this and they agreed. Mr. Dingman stated that he would prefer to have the green space and Mr. Curtis agreed. Mr. Curtis added that he clearly went against the Site Plan and Mr. Dingman reprimanded Mr. Curtis for bringing personalities into this.

Mr. O'Hara brought up the letter that Mr. Lacroix sent him, dated 2/8/2017. Mr. Lacroix stated that he now agrees about the green space that was removed. He added that he made a mistake there as it has turned out. Mr. Dingman thanked Mr. O'Hara for bringing this before the Board and mentioned that Mr. O'Hara is a long-time friend of his. He added that, during the Site Plan, Mr. Dingman remembered that Mr. Schneider had assured the Board that he would have enough room for his remaining business once the subdivision was complete for Dollar General. Mr. O'Hara stated that, recently, the delivery tractor trailer for Mr. Schneider was parked in front of Ben Perry's laundromat, blocking the sidewalk. Mr. Manganiello stated that he will bring this up to the Select Board.

Mr. Favorite asked if Mr. O'Hara was aware of the traffic speed change on Pleasant St. downtown. With discussion, it was mentioned that it is 20 mph from Cumberland going east and 25 from the Old Town Hall going west. Mr. Manganiello stated that these are yellow signs which mean the speed recommended.

REPORTS:

LAND USE: Mr. Lacroix had no other issues at this time and was excused.

HDC: Mr. Dingman stated that they met last night. Don Milbrand is their Sel. Rep. this year. They chose to elect the same officers.

SELECTMEN: Mr. Manganiello stated that he will remain on the Planning Board as Sel. Rep. with Don Milbrand as his back-up. Rick Alpers and Les Dion remain on the Economic Development committee and J. P. Morrison is the Budget Sel. Rep.

-3-
Planning Board Minutes
4/12/17

REPORTS continued:

CIP: Mr. Paradis stated that they will meet next Tuesday.

MINUTES OF MARCH 22, 2017

The following amendments and clarifications were made: Page 1, next to last paragraph, 2nd line, change "line of site" to "the abutters' line of sight". Page 2, under PCC: Stephen Hanser, 5th line, insert "is" at the beginning.

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

NEW BUSINESS:

Conservation Commission: Mr. Dingman stated that they would like to meet with the Planning Board about revising the Wetlands Overlay of the Zoning Ordinance. They would like to meet on May 24, 2017. The Board agreed to this.

Mr. Dingman continued by saying that the Selectmen and EDC are to meet May 18th to recap 2016-2017, look at vision, expectations/aspirations, Opportunities/Challenges, and Draft Goals. They then will plan to meet with the Planning Board and Historic District to discuss this. Mr. Dingman told Mr. Milbrand to look at the Master Plan. The Board discussed dates and determined that June 28th would be best.

OTHER:

Mr. Favorite gave a copy of what he transcribed of Mr. O'Hara's words spoken at town meeting to Mr. Dingman and to Mr. Curtis who were not there. A discussion began about the additional money asked for the Planning Board, which some of us later learned was to be for a part-time Planner and not for full-time for Mr. Lacroix. The secretary stated that we really need more time on enforcement and she gave an example of one case that was overlooked and she is afraid that the town will end up paying to correct it. Mr. Dingman mentioned that Mr. Lacroix says that they are seeing more land use permits. We need better PR.

Mr. Favorite reported on the TAC list: Lake Street is now #5 and Summer St. has been pushed aside again (for the last 10 years). He added that the Wood Chip facility is going out and Freudenberg is expanding. Also, that Eugenio Iannello has purchased Mr. Adam's building on Central Street.

There was further discussion on enforcement and a Planner.

COMMUNICATIONS:

There was the Source bulletin, an invite to the DES Annual Drinking Water Conference (Mr. Dingman thought the Conservation Commission might be interested in this), and the Sheehan Phinney notification for a Voluntary Merger for the Newfound River Apartments. As the secretary began to explain that she has notified them that they need to fill out the Merger form, Mr. Dingman made the comment that we probably should add a line to the agenda titled Jan's complaints.

-4-
Planning Board Minutes
4/12/17

NEXT MEETING:

The next Planning Board meeting will be held Wednesday, April 26, 2017 at 7:00 p.m. It is a workshop meeting and we have a PCC for Mark McDonough asking for a minor site plan as well as the continuation of Mr. Hanser's case.

With no other items on the agenda, P. Manganiello made a motion to adjourn.

Respectfully submitted,
Jan Laferriere, recording secretary
Land Use Assistant