

PLANNING BOARD MINUTES
April 26, 2017

APPROVED as amended & clarified:
5/10/17__jrl_____

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

PCC: MARC McDONOUGH, 1567 Summer St., #221-008 –NO SHOW

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

ABSENT: Clay Dingman (Vice Chairman – conflict), Scott Lacroix (Land Use Officer – family crisis)

OTHER: Stephen Hanser

The meeting opened at 7:00p.m. with a quorum. Brian Howe sat in for Clay Dingman

CONTINUED 17MSPR, MINOR SITE PLAN REVIEW: STEPHEN HANSER

Ms. DeStefano read the conditions requested: buildings identified calculations for 4 parking spaces, key for the two pieces of the plan, North arrow, and showing the sign and driveway locations. A DOT permit also needs to be included.

Mr. Hanser presented his new plans consisting of 3 pages. Ms. DeStefano thought that the parking calculation page might fit onto one of the other two and the secretary is to mark the pages as 1 of 2, 2 of 2, etc. Ms. Seeler asked if the Fitness Center is to be downstairs in the garage. Mr. Hanser answered that it will be in a partial area of the downstairs. There is also the house and a cottage, Ms. DeStefano asked if the Board was satisfied.

S. Favorite made a MOTION, second by P. Manganiello, to APPROVE THE APPLICATION AS COMPLETE PENDING RECEIVAL OF THE DOT PERMIT. The motion CARRIED.

B. Curtis made a MOTION, second by S. Favorite, to APPROVE THE MINOR SITE PLAN FOR STEPHEN HANSER. The motion CARRIED.

Ms. DeStefano asked Mr. Hanser about his statement about the checklist being confusing (at the previous meeting). Mr. Hanser stated that what is to be on the plan and how to calculate parking is especially confusing. Mr. Hanser was thanked for his input.

Once Mr. Hanser had gone, Mr. Paradis questioned the page showing the 34 parking spaces as Mr. Hanser had stated that he had not put it into the package. It was explained that the recording secretary had made the copy as Mr. Hanser had stated on the application that parking would be as it had been previously. Mr. Paradis was not happy with the drawing and the Ms. Laferriere explained that it is the one that the Planning Board approved previously for the Hansers.

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MINUTES OF APRIL 12, 2017:

The following amendments and clarifications were made: Page 1, 1st full paragraph, 7th line, following "gross floor area." insert "Gross floor area is 100 square feet." Last paragraph, 2nd line, replace "he" with "Mr. Hanser". Page 2, 1st line, replace "CONTINUED" with "CONTINUE". 4TH paragraph, 3rd line, following "answer." Insert "Mr. Dingman explained to Mr. Curtis that the Site Plan being referenced is the original subdivision rather than the Site Plan of Dollar General." 5th line, delete "with Mr. Lacroix" and replace with "having Mr. Lacroix". Following "up on this" insert "by seeking permission to contact town counsel about what should be done". Replace "and they agreed" with "and the Board agreed." Delete the last sentence of that paragraph. 5th paragraph, 4th line, replace "He" with "Mr. Dingman" and "Mr. Dingman" with "he". Page 3, OTHER, 2nd paragraph, replace "Adam's" with "Adams".

B. Curtis made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with 3 abstentions.

COMMUNICATIONS: -----

REPORTS:

HDC = Mr. Dingman had sent in the report that the HDC did not meet and will not meet in May, as well.

Selectmen = Mr. Manganiello stated that they had a really long meeting and he forgot to bring up about the long trailer delivery on the street. There will be a meeting between the Selectmen, the Planning Board, HDC, and the Economic Development Committee on June 28th. Ms. DeStefano stated that she intends to make up a flow chart to show the process for our Zoning Ordinance. Mr. Manganiello mentioned the possibility of Jon Shackett changing to a Micro-Brewery. Ms. DeStefano stated that we only have a Nano Brewery on the books at this point. A Nano is allowed 2000 gallons, a Micro is for 2500 gallons. She then asked about the lawsuit by John Sellers which she read about in the paper. Mr. Manganiello could only explain that it is contesting the affidavits for absentee ballots and that 3 members instead of 4 were on the ballot. He added that the Selectmen voted not to have another election to fill the State Rep. position as too much time would have gone past by the time a primary and an election could be held. The other towns have agreed.

CIP = Mr. Paradis reported that Joe Lukeman is the new Chairman and Steve Favorite remains as Vice Chair. They are to get copies of the spreadsheet to the various Department Heads and asking for updates.

A discussion was begun in reference to the Police Departments' Capital Reserve being asked to be used already. Mr. Manganiello explained that the Selectmen were asked to transfer funds for the cruiser and accessories for \$34,000 on April 6th. The P. O. was dated March 29th. It was approved April 20th. Mr. Favorite stated that the town car needs replacing as it won't start and this is the reason to replace the cruiser now. Some on the Board think that it would be better to repair the town car. Mr. Manganiello added that the golf cart that came out of Capital Reserve (for Downtown work) should have been on the CIP.

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OTHER:

Ms. DeStefano stated that she met with Christina (Assessing Assistant), Scott (Land Use Officer), and Jan (Land Use Assistant) who have been handing our applications. They stressed that they are encouraged to be more business friendly but we need them to be sure that everything is available when an applicant brings in an application before they get scheduled for a hearing. Ms. DeStefano hopes that adding another person will help with this and everyone will be on the same page. She mentioned that she received a call from Mr. McDonough who had spoken with Christina and did not understand what he should be doing. Ms. DeStefano feels that we need a person to look at the applications and a person to enforce; these should be two different people. Right now we have 2 part time people (Scott & Jan) and 1 full time (Christina) and communication is difficult. We need the part time Planner. Ms. Laferriere said that another part time person is not the answer in her opinion and Mr. Favorite agreed. Mr. Manganiello added that we need someone to follow Ms. Laferriere and learn all that she has in her head. Mr. Favorite said that Mr. Lacroix will be busy with the Newfound Family complex soon. They are required to have an on-site inspector.

NEW BUSINESS:

Ms. DeStefano stated that we have folks coming to our next two workshops: May 24, the Conservation Commission will be in and June 28 we have NLRA followed by a meeting with the Selectmen, HDC, and the Economic Development Committee (EDC).

OTHER continued:

Ms. DeStefano stated that we have 7 high priority items for the Zoning Ordinance. She mentioned the various members who are assigned to these. The road standards are to come from Mark Bucklin, Highway Supervisor. We also have 4 priorities for the Site Plan/Subdivision Regulations. Mr. Lacroix is working on 2 and the other 2 are ours. She added that Mr. Lacroix is to do the change for the residential parking.

Mr. Favorite stated that Mr. Lacroix received a copy of the DOT curb cuts for Auto Trends. Regulations for Hazard Waste prices are set to go up (neon lights, used oil). Also, Northfield has started inspection of wells.

NEXT MEETING: The next Planning Board meeting is scheduled for Wednesday, May 10, 2017 at 7:00 p.m. On the agenda is a Site Plan & Special Exception for Kenneth A. & Linda D. Rossi with Alan Barnard.

With no other business before the Board, S. Favorite made a motion, second by P. Manganiello, to adjourn at 8:15p.m.

Respectfully submitted,
Jan Laferriere, recording secretary
Land Use Assistant