Agenda
6:30 PM Call to order.

Review the June 14, 2016 minutes

PB15-04 Continuation of Subdivision – proposal to subdivide to create an additional residential parcel at 246 Calef Hill Road in the Rural Agricultural District (R2/3-5)

PB16-06 Preliminary Site Plan Conceptual Consultation – proposal to operate a motor vehicle repair and maintenance facility at 496 Laconia Road in the Mixed Use District (R10/7-B)

Other Business:
- Correspondence
- Other Business

Members Present:
Jane Alden (Chair), Eric Pyra, Juliet Harvey, Judy Tilton, Christine Dembitzky and Katherine Dawson (Ex-Officio Selectman)

Others Present:
Stephen Dembitzky, Connie Lyscars, Jo-Ala Barney-Markson, Terri Harbour, Mike Harbour, Mark Hildebrand and Dari Sassan (Planning Board Staff)

Call to Order
Chairman Alden called the meeting to order at 6:30 PM.

Review the June 14, 2016 minutes

MOVED by Mr. Pyra to approve the minutes of the June 14, 2016 Planning Board meeting. SECONDED by Ms. Harvey.

All in favor, none opposed: MOTION APPROVED (Alden, Tilton abstained).

PB Case 15-04
Ms. Dembitzky recused herself for Case 15-04 only.

MOVED by Ms. Harvey to accept PB Case 15-04 for deliberation. SECONDED by Ms. Dawson.

All in favor, none opposed: MOTION APPROVED.
Ms. Dembitzky explained the proposal, indicating that the road would remain in its current location and that approximately 5.2 acres would be subdivided off from the front and that she would live on the remaining land. Ms. Dawson asked if necessary access easements would be formalized within the deeds. Ms. Dembitzky said that they would.

The Board discussed the requests for waivers of the requirements that the road be paved and that the road be a minimum of 20 feet wide. Mr. Sassan recalled that past discussions had revealed that the Board would be amenable to waiving the pavement requirement as long as assurance could be provided that the road would be safe. Mr. Sassan said that a letter received from the Fire Department provided such assurance. Ms. Dawson said that, if the Board were to allow some narrowing of the road, some specificity should be identified regarding the location of the narrowed portions of road and the degree to which they may be narrowed.

Chairman Alden asked if anyone from the public wished to comment. Mr. Harbour expressed that he was in favor of the proposal. Ms. Lyscars asked if the road would be a dead end. Mr. Dembitzky said that the road loops around. Ms. Barney-Markson sought clarification, asking Mr. and Ms. Dembitzky if they currently own the property and if they intend to add another home and sell the existing home. Mr. and Ms. Dembitzky provided confirmation. Ms. Barney-Markson sought further clarification, asking if only one additional house would be added. Mr. and Ms. Dembitzky again provided confirmation.

Ms. Lyscars offered the assumption that extensive road work would need to be undertaken. Mr. and Ms. Dembitzky said that extensive road work would not need to be conducted, adding that the road already exists and that it would simply need to be regraded. Ms. Lyscars said that she had traveled along the road and had found it to be difficult to pass. Mr. Dembitzky said that further grading would be conducted to improve the condition of the road. Ms. Lyscars said that she did not feel comfortable driving along the road. Mr. Dembitzky reiterated, for the third time, that he has not completed the grading process. He also noted that Ms. Lyscars had entered a private area, and he invited her to enter whenever she wishes.

Ms. Lyscars asked if Mr. and Ms. Dembitzky were saying that they would not build any houses other than those proposed. Ms. Dembitzky said that they would not be constructing additional buildings other than the proposed new home.

**MOVED** by Ms. Tilton to waive the Subdivision requirement that the road be paved. **SECONDED** by Mr. Pyra.

All in favor, none opposed: **MOTION APPROVED.**

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**MOVED** by Chairman Alden to waive subdivision requirement that the road be at least 20 feet wide, provided the road narrows to a width no less than 17 feet in the vicinity of a culvert and wetlands, and
that it shall not narrow to less than 20 feet for a total distance greater than 200 feet. **SECONDED** by Mr. Pyra.

All in favor, none opposed: **MOTION APPROVED.**

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**MOVED** by Ms. Harvey to **approve PB Case 15-04.** **SECONDED** by Ms. Dawson.

All in favor, none opposed: **MOTION APPROVED.**

**PB Case 16-06**

Chairman Alden explained that it had been mutually agreed that the preliminary discussion would be postponed following a discussion between Mr. Sassan and the potential applicant. She asked Mr. Sassan to provide additional detail.

Mr. Sassan said that in order to operate a motor vehicle repair facility at the proposed location, a variance was required from the Zoning Board of Adjustment. Mr. Sassan said that the variance was applied for and obtained, but that the Board of Selectmen had voted at its June 23, 2016 meeting to file a motion for rehearing because it felt a hardship sufficient to satisfy statutory requirements had not been established.

**Other Business**

Mr. Hildebrand explained that his business, Uncle Hilde's Lumber Outlet, would like to relocate to the Channel Marine building at 954 Laconia Road. He said that he would not need to modify the facility in order to conduct his business. Mr. Hildebrand said that he had spoken with the Code Enforcement Officer and had determined that his intended outdoor display of products is permitted in the zone.

Mr. Hildebrand said that he would like to divide the 3,600-square foot interior space into 1,000 square feet of conditioned showroom, with the remainder being unconditioned area containing racks of lumber. He said that it is rare for his business to have more than 3 or 4 cars in the parking lot at one time, adding that this would allow him to use some of the parking lot for his outdoor storage.

Ms. Dawson noted that the retail building is over 3,000 square feet in area and that it would therefore only be permitted through special exception if it were a new use. She asked Mr. Sassan to research the history of the site to determine how the nonconforming use came to be. Mr. Sassan said that he would conduct the research, adding that Channel Marine was conducting a retail use with outdoor display, which he said suggested that the use will be deemed legal-nonconforming.

Mr. Sassan asked if any lumber would be milled or otherwise processed on site. Mr. Hildebrand replied that no processing would take place on site. Board Members advised Mr. Hildebrand to check with DOT District 3 to determine whether an updated driveway permit would be necessary.
Chairman Alden asked Board Members if they all agreed that site plan review would not be necessary. Board Members expressed agreement.

**Planning Board Correspondence**
Chairman Alden said that there was no correspondence for review.

**Other Business**

**MOVED** by Mr. Pyra to *adjourn this meeting*. **SECONDED** by Ms. Tilton.

All in favor, none opposed: **MOTION APPROVED**.

The meeting adjourned at 7:35 PM.