

**May 16, 2018**  
**Planning Board**

**Present were:** Regular Members Tom McCue, Lori Langlois, Greg Estrella, Richard Cassidy, Helene Rayborn, Christina Lefebvre, and Ex-Officio Member Bryan Chevarie

Naomi Levesque, Lucie Remillard, and Aline Boucher were excused

**Others Present:** Pamela Laflamme, Community Development Director; Michel Salek, Code Enforcement Officer; Barbara Tetreault, Berlin Sun; members of the public

**Public Comments** – Nicole Chevarie of 477 Grafton Street gave a statement regarding the proposed rezoning of the Trudel Street area of the City. Ms. Chevarie is against the proposition as she believes there are already too many junk cars in the area and this will just exacerbate the problem.

Wendy Reardon of 710 Trudel Street addressed the Board, echoing Ms. Chevarie's sentiments. She also raised her concern of increased noise and traffic in the neighborhood if approved.

**Approval of April Minutes**

Ms. Rayborn made a motion to approve the minutes as written. Ms. Langlois seconded the motion. All in favor, the motion carried.

**Rezoning Request – Brandon Roy**

Mr. Roy wants to purchase land from a private entity in order to establish an impound lot at Map 132-Lot 19. The zone that this parcel is located in does not allow for the operation of a business of this nature. This request was discussed at the prior meeting and Mr. Roy had asked members of the Board to visit the property before making their final recommendation.

Ms. Rayborn stated that she visited the property and was astounded that the area already looked like a junk yard. Members of the Board that visited the property were in agreement with that statement. Mr. Salek said that he has been in contact with the owner of one of the lots that currently hosts much of this debris and expects the area will be cleaned up soon.

Mr. McCue reiterated that the Board has been presented with a rezoning request and that the group's thinking over the past couple months has been that this is not an appropriate change. Members of the group were in agreement that rezoning this one parcel would constitute spot-zoning, which is illegal. If the Board felt that rezoning this swath of the City in order to encourage development was the goal then perhaps the rezoning request would be suitable. No members of the Board stated that they were in support of recommending a

change to City Council. Ms. Laflamme told Mr. Roy that he can appeal to the Zoning Board of Adjustment (ZBA) or he could apply for a Site Plan for the property in which case a variance would need to be granted by the ZBA. She said the City is hoping to help him look for a suitable location for his business endeavor. Mr. Roy thanked the Board and left.

**Amendment/Revision to a previously approved subdivision – City of Berlin and North Country Growers, LLC, Tax Map 404 Lot 47**

This matter came before the Board as a request on behalf of the City. Jay Poulin of HEB Engineers distributed plans to the group for their review. Mr. Poulin explained that this subdivision was approved approximately one year ago. However, a property boundary needs to be moved. The Department of Environmental Services (DES) has notified the City that methane levels near one of the boundaries is too high for the previously-approved plan. The City will need to move the property boundary near one of the landfills so that the land North Country Growers eventually acquires will be far enough away from the high levels of methane and the plan will thusly be in compliance. Specifically, 2.7 acres will be affected by this boundary adjustment. The City will then grant an easement to North Country Growers for the installation and use of a driveway. Ms. Laflamme noted that the DES has approved the new layout and that the application is complete as submitted and there is no change to the previously approved site plan.

Mr. McCue opened the public hearing for the amendment revision. Tony Nolet of 173 East Milan Road asked if the change will affect the previous plan in regards to his property as he is an abutter. Ms. Laflamme noted that nothing is changing in terms of driveway design. There was discussion relating to the air monitoring equipment and their locations in the area. The public hearing ended.

A motion to approve the plan amendment revision with all previous conditions from the board approval in March 2017 still in place was made by Ms. Rayborn. Ms. Langlois seconded the motion. All in favor, the motion carried.

Mr. Poulin left the meeting.

**Other** *\*Note: This Agenda Item was moved up by Chair McCue*

**Lot Mergers**

**Map 126-Lots 76 & 77**

Map 126-Lot 77 is the site of a single family home and Map 126-Lot 76 is a vacant lot. The vacant parcel will be merged into the lot that the residence is located upon. The entirety of the newly-merged parcel will have an address of 462 Sweden Street. This merging of lots will be reflected in the 2019 tax year.

### **Map 120-Lots 252 & 253**

Map 120-Lot 252 is the site of a single family home and Map 120-Lot 253 is a vacant lot. The vacant parcel will be merged into the lot that the residence is located upon. The entirety of the newly-merged parcel will have an address of 349 High Street. This merging of lots will be reflected in the 2019 tax year.

### **Project Updates**

Welcome sign – The project is up for bidding right now. At the next Planning Board meeting the sign will be discussed in further detail. Bids are due Tuesday, June 5<sup>th</sup>.

Snowmelt project – A request for qualifications (RFQ) was issued and the City did not receive any responses. The entities funding the study have given the City permission to directly solicit RFQs from different companies. The City has done so and now has five submissions. The subcommittee for this project has narrowed the field down to two strong proposals. Ms. Laflamme stated that the interviews will be held prior to the first City Council meeting in June.

Riverwalk project – There will be a public hearing at the next Planning Board meeting. The Department of Transportation authorized the City to proceed two weeks ago.

North Country Council – Ms. Laflamme explained that there will be a Transportation Advisory Committee meeting on Thursday, May 24<sup>th</sup> at the White Mountains Community College.

The Downtown Day of Caring will take place Friday, May 18<sup>th</sup>.

Food co-op steering committee – The committee will incorporate and form a board of directors. Littleton's co-op has been incredibly helpful to the Berlin venture. Councilor Peter Higbee and Ms. Laflamme recently attended a related workshop in Keene.

### **Public Comments**

Barbara Tetreault (Berlin Sun) asked if North Country Growers is still expected to exercise their option to purchase the land for the greenhouse. Ms. Laflamme indicated that she believes that it will happen.

### **Member Comments**

Mr. Estrella and Lori Langlois asked about the status of the lighting for Hutchins Street. Ms. Laflamme said that lighting on the approximately half-mile stretch from Pershing Avenue – south will be recommended to be added to the LED replacement lighting project.

Ms. Langlois asked about the funding that was recently awarded for environmental improvements in the City. Ms. Laflamme said North Country Council applied for the funds.

She noted that this is for assessment funding and not for direct clean-up efforts. It appears that the money will not be available until this fall.

Mr. McCue stated that he is involved with the New Hampshire Municipal Association and they are getting ready for the 2019/2020 legislative session. He was involved in an infrastructure, land use, and development committee. At some point this summer he will bringing the group twenty topics that will be discussed.

Ms. Rayborn inquired about a book trade/loan box and expressed a desire to install a couple of these somewhere in the City.

Mr. Cassidy asked if Main and Pleasant Streets will be paved along with the new section of Route 16. Ms. Laflamme said that the City will likely be seeking funding for the project in through the state ten-year plan.

### **Planner Comments**

None

There being no further business to come before the Board, Ms. Rayborn, moved to adjourn, seconded by Mr. Cassidy and Ms. Rayborn. All in favor, the motion carried. The meeting ended at 8:00 pm.

The next meeting will be June 5, 2018.

Respectfully Submitted,  
Bryan Chevarie