

## **October 2, 2018 Planning Board**

**Present were:** Regular Members Tom McCue, Lori Langlois, Greg Estrella, Richard Cassidy, Naomi Levesque, Christina Lefebvre, Alternate Member Lane Strahan and Ex-Officio Member Lucie Remillard.

**Others Present:** Pamela Laflamme, Community Development Director; Lise Barrette; Michel Salek, Code Enforcement Officer.

### **Public Comments**

None

### **Approval of September Minutes**

Mr. Estrella pointed out two typographical errors. Third page, 2<sup>nd</sup> paragraph, 'Interested' should be 'interest' and the extra word 'hat' to be deleted.

Ms. Levesque made a motion to approve the minutes of the September 5, 2018 meeting with corrections. Ms. Lefebvre seconded the motion. All in favor, the motion carried.

### **Driveway Curb Cut Regulations**

Ms. Laflamme said she will have to review these with the new Public Works Director to get his input but she'd like to review this tonight to pinpoint any areas which need to be focused on. The last review was done 5 years ago where some of the design criteria was changed.

Ms. Langlois questioned if there was such thing as a modified curb cut where the curb would be shorter, like 3", and it would be easier to pull in over it for parking. Ms. Laflamme pointed out that a flare at the entrance of the driveway is larger and it then tapers down in size.

Mr. Estrella asked to find out what changes were made to this document the past two times, Ms. Laflamme will get that information for the next meeting. Ms. Laflamme said some of the points to keep in mind, is to not have an increase of water runoff. The City takes care of the roadways and they need to be kept in certain conditions.

Review and discussion of Regulations followed.

Section II F. Frontage: the word 'usually' was pointed out. The term "through lot" was discussed. Ms. Lefebvre googled 'through lot', it's a lot, other than a corner lot, that abuts more than one street.

Section IV: Any commercial permits or residential permits in a commercial zone must come through the Planning Board. Otherwise, it goes to the Public Works Director. Section VI explains this further. When an application is denied like last month they get sent a letter outlining steps to appeal.

Section V We may want to take a look at a cost increase from \$10 to maybe \$25. Mr. Estrella asked if the fee is reimbursed if it is denied. No it is not. Ms. Lefebvre suggested to make the fee for a commercial application more than a residential.

Section VIII B. The average standard size lot is 50 x100. A lot with frontage of less than 100' is allowed 12'. Frontage of 100' or greater is allowed up to 24'. Ms. Remillard feels it should not be done by a lot total frontage, but by frontage on each side of the street for someone who lives on a corner. Each circumstance should be handled differently. Ms. Levesque pointed out

drainage, traffic, snow must be taken into consideration. Ms. Remillard brought up the previous issue on Hinchey St that was denied. They had frontage on Hinchey St., Fifth Ave and Sixth Ave; they should have been able to have another curb cut. Ms. Laflamme will look into this, looking at lot coverage in the ordinance. Part of a property needs to filter water naturally, meaning grass. Ms. Remillard says we should have let him have the curb cut on the other side of his property. Ms. Laflamme will look into that.

Mr. McCue reminded us that we need to make a change to zoning ordinance concerning the length of a driveway. 'Driveways must be a minimum of 25' of length...'

Section VIII C & D. Ms. Laflamme used White Mtn. Lumber as an example to explain item D. These two item seem to work. Ms. Lefebvre pointed out that C doesn't include minimum curb length.

Mr. McCue asked about the Application Procedures in relation to the zoning and the wording in the Design Criteria related to primary use. This was clarified. Ms. Laflamme will be looking at the changes, will do some research, speak to the Public Works Director and work up some changes. Ms. Levesque brought up the denied application for the corner lot on Hinchey St. and Fifth Ave from the last meeting. Public Works denied the application but they were not told the reasons why. It was said that it was due to the lot frontage and what the regulations stated. She thinks the Design Criteria needs to be looked at by the PW Director to make future decisions not just the size of the lot.

### **Project Updates**

Skate Park –On this coming Monday Spohn Ranch will be here and will provide a new schedule, they are hoping to complete the project in four weeks.

Welcome Sign- Work was started this morning. Scheduled completed time would be approximately three weeks.

Route 110 – It's ready for the walk through sometime next week.

Riverwalk – This was Mr. Grenier's the new Public Works Director, project in-house at his last place of employment. This will be very helpful. Mr. Estrella asked about the trees that have been uprooted. They were either trees that were not growing well, or not needed in that particular area. Mr. Estrella asked why they are not moved to Hutchins. Ms. Laflamme said those were removed from Eversource because of their size.

Ms. Lefebvre asked if there was any word about the greenhouse. It is still being negotiated.

Ms. Remillard asked about the Snowmelt Study. It is moving forward, and we should have a presentation from them by Thanksgiving. Mr. Cassidy asked if it's still the Biomass that will provide the steam. Yes and it's being extended into other areas, Pleasant St being one of them.

### **Other**

None

### **Public Comments**

None

**Member Comments**

Mr. Cassidy noticed the power company by the skating rink was rearranging the lines where the skate rink is going to be.

**Planner Comments**

Due to Elections next month, the next meeting will be on Wednesday, November 7<sup>th</sup>.

**Adjournment**

There being no further business to come before the Board, Ms. Remillard made a motion to adjourn, seconded by Ms. Levesque. All in favor, the motion carried. The meeting ended at 7:40pm.

Respectfully Submitted,  
Lise Barrette