

June 7, 2022 Planning Board

Present were: Regular Members: Chair Lori Langlois, Tom McCue, Henry Noel, Anthony Valliere, and Dan Whittet; **Ex-Officio Member:** Lucie Remillard and Lise Barrette;
Alternate Members: Jeffrey Quackenbush, Amy George and Micah Bachner.

Excused were: Regular members: Karen Collins, Jennifer Lazzaro

Others Present: Pamela Laflamme, Community Development Director

Chair Langlois called the meeting to order and appointed Alternate Members Amy George, Jeffrey Quackenbush and Micah Bachner as voting members.

Public Comments

None

Approval of May 2022 minutes

Mr. Whittet made a motion to approve the minutes of the May 3, 2022 meeting as presented. Ms. Barrette seconded the motion. All in favor, the motion carried.

2022 Master Plan Draft Review & Update

Ms. Laflamme advised that the Public Hearing will be scheduled during a City Council meeting on Monday, June 13th at 6:30. Ms. Kelly from Resilience Planning and Design will be here. After taking into consideration any comments made during the Public Hearing, it will then be adopted formally by the Planning Board at the next meeting on Wednesday, July 6th. Ms. Laflamme reviewed some changes Ms. Kelly has recently made to the Master Plan. The strategies listed in the back of the document are numbers to match each theme. These will be used to plan the implementation of goals. All the resources used are now listed in the Appendix.

There were other discussions around using Form Based Codes for Downtown, the funds which will be available for re-writing the zoning ordinance and how that money would be spent. At this time our Zoning Ordinances fall into two categories: either it's a far reach for our community and doesn't fit into our goals or permitted uses are outdated and need to have more flexibility.

Ms. Laflamme shared that the Coos Economic Development Cooperation will be sharing information concerning a grant for Pop Up Stores to our own Economic Development Group. This meeting will be open to the public and will take place tomorrow at 6:30.

After the Master Plan is formally adopted the Planning Board will create a subcommittee for the Implementation of the Master Plan.

Ms. Langlois pointed out that on Page 11, Part 2 mentions housing once. She feels that the housing initiative needs more attention on this page.

Mr. McCue mentioned that he'd like to see the copies of the Master Plan banded with spiral bindings. There was some discussion around this.

Mr. Whittet asked about whether there has ever been some talk of historic designation for downtown. Ms. Laflamme advised that there used to be a historical walking guide, plaques on buildings and there have been discussions with the State Historical District in the past. The advantages and disadvantages of historical designation were discussed.

Zoning Ordinance amendment continued discussions

Ms. Laflamme advised that she would like to complete the manufactured housing ordinance draft amendment to the July meeting. There was some question as to whether we had previously finalized the changes in setbacks when we changed the minimum lot size. This will be outlined in the July meeting.

Mr. Quackenbush asked about whether there has been any progress made on regulations for trailers. Ms. Laflamme will ask Michel Salek about this.

Ms. Laflamme informed the Board Members about the properties she will be bringing to the council at the next meeting to put out to bid. She also talked about the upcoming tax deeding which will need to be done. It hasn't been done since 2019. There may be funding available for demolitions of buildings in the future.

Other

None

Public Comments

None

Member Comments

Mr. McCue advised that there will be a meeting in Bethlehem put on by WREN concerning the 2024 Solar Eclipse and the impact on tourism and businesses. It will be held on June 21st.

Mr. McCue brought up the large bulletin boards on Glen Avenue and the Bureau of Prisons help wanted sign. He was wondering how that came about since those bulletin boards are supposed to be for non-profit organizations. Ms. Laflamme explained that she's had conversations with them and that it's a big initiative put on by the Federal Bureau of Prisons who also wanted to put up yard signs all over the City.

Mr. Quackenbush asked if the Bureau of Prisons have thought of building housing for their work force to help with their search for employees. Ms. Laflamme advised she has not heard that they have.

Mr. Bachner mentioned that it would be nice to have some sort of walking path like painted footsteps on the sidewalks which could link up all the Recreation and Park areas throughout the city and to maybe put some trash cans along the way. There was lots of

discussion around Public Works and trash pickup, the advantages and disadvantages of public trash cans and possibly having more enforcement against littering. Some problems in doing these things is the lack of resources and staff from the City and there being lots of wild animals which are attracted by open trash receptacles. There was also discussion about forming some possible initiatives to create more enthusiasm throughout the community to pick up their trash and to not litter.

Ms. Langlois asked about the previous project for Timberland Adventures on Jericho Road which the Planning Board had approved. She is aware the lot has recently been sold. Ms. Laflamme advised that the new owners are not interested in continuing with the project and they are interested in putting in a new single-family home.

Mr. Bachner asked how the ordinance which state that pets were not allowed on Public property came about. Ms. Remillard advised that it originally came about by people who were not picking up after their dogs. It was also mentioned that some dogs can be dangerous to others and children playing in parks.

Planner Comments and Project Updates

Ms. Laflamme restated that the Public Hearing for the Master Plan will be this coming Monday 13th at 6:30pm.

Ms. Laflamme shared that they have started construction for the Riverwalk earlier in the day.

On June 15th there is a round table discussion for the public sponsored by Endowment for Health to be held at the Heritage Park. It's to bring the community together so that people get a voice in different issues.

Our next Planning Board meeting will be on Wednesday, July 6th because of the July 4th Holiday.

Adjournment

There being no further business to come before the board, Mr. McCue made a motion to adjourn, seconded by Ms. Remillard. All in favor, the motion carried.

The meeting ended at 7:37 pm.

Respectfully submitted,

Lise Barrette

* Note: These minutes are unofficial until they have been accepted by the Planning Board by motion.