

July 6, 2022
Planning Board

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

Excused were: Regular members: Anthony Valliere, Dan Whittet, Karen Collins, Jennifer Lazzaro.

Others Present: Pamela Laflamme, Community Development Director

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

Public Comments

None

Approval of June 2022 minutes

Mr. McCue made a motion to approve the minutes of the June 6, 2022 meeting as presented. Mr. Bachner seconded the motion. All in favor, the motion carried.

2022 Master Plan Draft Review & Update

Ms. Laflamme shared that the Master Plan went to the City Council for a Public Hearing on June 13th. There were no concerns raised and there was some discussion in support of the plan. It is now in the hands of the Planning Board to adopt the plan. Ms. Remillard made a motion to adopt the Master Plan. Mr. Quackenbush seconded it. All in favor, motion carried.

Liz from Resilience Planning and Design will be sending over a guide which will help us in setting up a committee and help guide the members in getting started with implementation. This will be a subcommittee of the Planning Board where staff can be invited to join as well as the public. Meetings can take place during the work day if the committee decides to.

Lot Merger, Map 118 Lots 63 & 64

Steven and Vicki Arsenault have recently purchased the abutting Lot 63, their house is currently on Lot 64. They would like to merge the two properties. Mr. McCue made a motion to approve the lot merger as presented. Mr. Bachner seconded it. All in favor, motion carried.

Other

Ms. George asked about the housing project that was supposed to happen on Pleasant Street at the old Woolworth's Building. Ms. Laflamme said that the buyer had dropped his bid due to finances. At this time the owners of Main Street Affair are looking at purchasing that building, not including the vacant lots, to create a Sports Bar. That sale has not been finalized yet.

Public Comments

None

Member Comments

Mr. Quackenbush discussed the relationship between the current Energy Committee he is on and the Master Plan. He is wondering if their current Energy Committee should be the ones to implement the energy related issues in the Master Plan instead of the soon-to-be sub-committee which will be dealing with many areas and not focusing on just the energy issues. There was lots of discussion about the current Energy Committee and whether they need to be an official committee that has to be approved by the City Council, or whether they should connect with the North Country Council to create a Regional Committee. Mr. McCue is a member of the Regional Planning Commission which covers the upper Carroll County, upper Grafton County and Coos County. He will make some calls to see if something can be done regionally.

Mr. Bachner asked if the Master Plan can be amended at any time if needed. Ms. Laflamme said it can be. It's a flexible document and not binding. It can change as the communities' needs change.

Asked if the Implementation Tables of the Master Plan have to be done in sequential order, Ms. Laflamme said that it does not. Also, if a Planning Board member wants to take on any of the objectives and bring back their progress to the Board, they may do so.

Ms. George asked if the Master Plan sub-committee can create other subcommittees to take on certain objectives. Ms. Laflamme says it can be done.

Mr. McCue announced that the Executive Council has met with the Governor and approved the grant to transform the Brown School building into housing. Ms. Laflamme said they will be coming to the Planning Board soon with their site plan. The playground will probably get moved some time in August to the High Street side of the new Elementary School.

Ms. Langlois asked about the New England Family Housing signs throughout the City on the buildings they own. The signs are old and in bad shape which doesn't help with the aesthetics of the City neighborhoods. Ms. Laflamme gave a brief history on how the signs came about. She says will speak to them about either fixing them or taking them down.

Mr. Noel asked about the Housing Initiative grants from the Governor. Ms. Laflamme said some discussions have started and a webinar is scheduled for tomorrow. There will be funds available for demolitions and for updating planning and zoning regulations. Asked about the time frame, she says if the City is successful in getting the funds, they hope to start things by the end of the year.

Mr. McCue asked about the funding for the Main Street Rehabilitation Project. Ms. Laflamme said those projects will be decided upon during early August. There was some discussion about what the project will include. Some of the buildings sit over the Dead

River as well as a bridge on Main Street. The Dead River canal needs reconstructing. The majority of Dead River is actually owned by the building owners. The City only owns the portion that sits under their Pleasant Street lots.

Planner Comments and Project Updates

Ms. Laflamme discussed recent building demolitions that was part of the I & I Wastewater Project Funds. As part of that project Ms. Laflamme has to do a Mitigation Project centering around neighborhoods. She had to do this for the Route 110 project also, where they created a mobile display which went around to different community buildings for periods of time. This time she will be making a permanent display at the Historical Society. The City has 24 months to do this project which is estimated to cost approximately \$20,000.00.

Ms. Laflamme said the Riverwalk Project is coming along. She mentioned that the funding for this project was specifically allocated for pedestrian activity. The City cannot use that funding to fix roads.

Ms. Laflamme said she has spent considerable amount of time researching as well as talking with Fish and Game wildlife biologists about the geese issue. She has been told that it is more challenging now as the geese have become resident geese and are no longer considered migrant birds because they do not leave in the winter time since people are feeding them. Geese are suppose to migrate and come and go, these geese really do not.

Mr. Phil Bryce, Director for the State of NH - Division of Parks and Recreation has made a presentation to the City Council on their new expansion project. Jericho Lake is one of the State Parks that has received funding. They plan on bringing electricity to the campground, adding new sites, more cabins, and a dump site. They are looking at construction in late Summer or early Fall. The State is not required to do a site plan review with the Planning Board. Mr. Henry asked about the Festival Area. Ms. Laflamme says it will remain as a Festival Area.

Adjournment

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

The meeting ended at 7:30 pm.

Respectfully submitted,

Lise Barrette

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