

**PLANNING/ZBA MEETING**

**NOVEMBER 20, 2014**

**MEMORIAL BUILDING**

**7:00 P.M.**

*These minutes are to be considered draft minutes only until approved by the board at their next meeting.*

**Planning Board Members Present:** Kevin Lee (chairman), Peter Keene, Bryan O' Day, Mike Howard, and Darrin Patten

**ZBA Members Present:** Susan Chiarella (chairperson), Bryan O' Day, Gene Hayes, Justin Hastings and alternate Jim Bednar

**Others Present:** Sara Gilbert, George McCusker, Leigh Callaway, Peter Lacaillade, Kevin Roberts, Alice Nulsen, Deborah Berry Shepherd, Samton Bryn Dawson, Scott Sanborn, Jim Kirby, William Sullivan, Robert Fairweather, and Duncan Wood

Kevin called the meeting to order@7:00 P.M. and started with introductions of both boards.

**Approval of Planning Board minutes of October 16<sup>th</sup> and November 13<sup>th</sup>**- Motion is made by Bryan to approve October 16<sup>th</sup> minutes as written, second by Mike and all in favor and unanimously approved.

Motion is made by Darrin to approve November 13<sup>th</sup> minutes as written, second by Bryan, unanimously approved two abstentions.

**Correspondence and Literature:** Governing Magazine

**Approval of ZBA minutes from October 7<sup>th</sup>**- Motion is made by Bryan to approve minutes as written, second by Jim Bednar, all in favor and unanimously approved.

**Natural Dharma/Wonder well joint planning board ZBA Hearing for site plan review and special exception:** Kevin calls meeting to order. Susan Chiarella asks if Bryan would set in as ZBA member as they didn't have a full board also asked Jim Bednar to be an active board member. Susan also asks if the ZBA felt application was complete and asked if hearing was noticed timely as well as abutters. Susan Abair said everyone was notified timely. The board felt the special exception application was complete.

Jim Kirby steps forward addresses the boards and explains Samton Dawson is a resident teacher, and they are a religious organization set up as a retreat center. He explains there are scheduled activities. Jim states that Scott Sanborn, their surveyor is going to give a presentation to the boards. Scott addresses the boards and states that Wonder well is a Buddhist retreat center with 15 rooms and 8 tent sites and periodic day events for the public. He said that he has done detailed surveying and feels that the septic is adequate and that the water supply is adequate. There are reports that were given with the application. They are proposing additional parking and a new exit on the property. They will have an exit only route onto Philbrick Hill Road. He said with any construction done they will maintain vegetative buffer. Maps were presented by Scott to show tent sites. He stated that the water supply and septic were both reviewed by the State of NH. He states he submitted numbers to the state for water flow. Susan asked if the numbers presented to the state was based on historical numbers. He yes. She asked if they had a meter to measure the gallons of water flow. Scott states they do have a

meter. Samton states there are up to 50 people but some are only there for a day and not overnight. Jim asks if they are anticipating growth. Jim asks about the capacity of overnight guests. Scott states 50 max overnight including residential staff and tent sites. Kevin Lee asks how many residential staff are there. Samton states there are 4 onsite and have separate staff quarters. Susan asks about retreat cabins. Jim explains that they have just identified sites and have gone no further with it. He said they would be roughly 150 sq. feet but they have no design. Kevin Lee states that there already is one cabin in existence. Susan asks Scott to show her on the map where the proposed additional parking would be. He explains there would be some paved, some gravel, and some handicap spots. There will be a 3 foot pedestrian shoulder, and a storm trench along the edge of the parking area with a small culvert. Scott feels traffic flow will be much smoother. Alice Nulsen one of the abutters spoke up and said she offered her property as overflow for parking but it wasn't needed. She also wrote a letter to the boards to that effect. Peter Keene asked where the proposed tent sites were on the map. Scott states no construction is needed for the tent sites. Scott states that it is his understanding that a tent site is not a structure therefore can be put wherever it's wanted. Kevin Lee asks what the distance is from the handicap spots to the entrance. Scott states its 250 feet. He states there is no regulation other than it's to be the closest spot to the entrance of the facility and be a flat surface. The handicap spot will be paved. Susan asked if the facility has a commercial kitchen. Samton states she doesn't know if it's classified as a commercial kitchen however it does have some industrial sized appliances. Susan asked if the state has to inspect the kitchen where they are serving people. Susan states they will need to have an answer from the State on state regulation when feeding people. Susan asks if the ZBA has any questions about the application. Jim makes the comment that the lighting has to be very important. Susan asks if there are any other abutters there. Sara Gilbert asks about parking as it will be directly across from her house. Sara Gilbert looks at the map and proposed parking. Susan Chiarella asked about people coming and going. Sempten states generally they come in on Friday and typically don't leave until Sunday. Susan also asks about the impact of people walking along the road. Susan Chiarella proposes a site walk for members of both boards whom are interested. Kevin Lee asked if restrooms are handicap accessible. Sempten states they really are not.

The boards have a discussion and decide a site walk will be held for November 22<sup>nd</sup> at 10:30 am for those who want to come. Susan states there is no upcoming applications so she does not feel that a December 2<sup>nd</sup> ZBA meeting is needed as there will be a continuation of this hearing pending a site visit. Kevin Lee looks at site plan review check list to make sure application is complete. Kevin asks if there are lights on the pillars and Scott states there are not.

Peter Lacaillade, the Springfield fire chief, addresses the board and states he made a site visit for Wonder well. He states that it was NOT an inspection. He gave the boards a preplan of what it would take to meet fire departments requirements. Mike asks if Wonder well is moving forward with the plan. Samton states they will go forward.

Darrin makes a motion that site plan review application is complete enough to move forward with a continuation of the hearing, second by Mike and all in favor.

Mike Howard makes a motion to continue the joint Planning/ZBA meeting to December 18, 2014 at 7:05, second by Darrin all in favor and unanimously approved.

Justin Hastings makes motion for the ZBA to adjourn, second by Jim, all in favor and unanimously approved.

**Village District of Eastman Consultation:** Duncan Wood (chairman), William Sullivan and Robert Fairweather address the board.

Duncan states that water supply wells operated by the Village District of Eastman are all located in the Town of Springfield in the wetlands along the western bank of Bog Brook. Nearly all of their land is located within the 100 foot buffer associated with the large Bog Brook wetland system. They have proposed projects and as a municipality with a limited budget wanted to consult the planning board. He states that in 1999 the septic could not be close to the well field and the office had to be moved. He states they need a new place for an office now. They would like to know if there is a possibility to build on a strip of land they have on bog brook or if they will need to rent another space as the land is within wetland setbacks. They wanted some feedback before they spend lots of money on engineering and design. They wanted to know when ordinance was adopted because they might fall under a special exception. Kevin Lee asks as a Municipality are they bound by zoning ordinances. Darrin and Kevin suggest they seek legal counsel to see if they are bound by zoning. Kevin states if they find they are bound by zoning ordinances they would start with a site plan review. Duncan states they do function as a municipality as they are a community association, home owners association, they provide water and sewer. Duncan states that actual construction would not start until 2016. Again, Kevin suggests speaking with legal counsel to see if they are even bound by zoning.

Kevin makes a motion to adjourn, second by Darrin.

Meeting adjourned @9:05 P.M.

Minutes submitted by,

Susan Abair