

PLANNING BOARD

DECEMBER 18, 2014

MEMORIAL BUILDING

7:00 P.M.

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

Planning Board Members Present: Mike Howard, Ken Jacques, Don Hill, Darrin Patten, Bryan O' Day, Peter Keene and Kevin Lee

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

Others present: Leigh Callaway, Jim Kirby, Liz Monson, Scott Sandborn, Mike McCrory, Chris Hall, Sara Gilbert, and Barry Schuster

Kevin calls the meeting to order @7 p.m.

Review of November 20th Minutes- Mike motioned to accept minutes as written, second by Bryan all in favor 2 abstentions by planning board

Bryan makes a motion on behalf of ZBA to accept minutes as written, second by Jim, all in favor and unanimously approved by ZBA

Wonder well site visit minutes- Motion was made by Bryan to accept, second by Jim and all in favor and unanimously approved.

Continuation of Wonder well hearing: The fire chief's preplan was handed to Susan and the board. Jim Bednar questions the flow of traffic at night with the third entrance and if they had considered just two. Jim states they had thought about it but thought three was the best way to go. Jim felt having three would improve day and night time access. His goal was to keep as much traffic possible away from the retreat center. Scott feels it's much more traffic free. Jim Bednar states that signage needs to be very important and clearly marked. Susan reviews all the maps as a refresher and the boards review them as well. Scott shows where proposed lighting will go on the map and entrances. Scott explains the approval of subdivision from the State of NH. Susan Abair gave copy to Susan Chiarella to review. Susan Chiarella asked if the state reviewed the water supply. Scott states that they do. Susan states one of her concerns is tenting. She states just because no abutters object at this point doesn't mean future ones won't. Jim Kirby states that you cannot see the tent sites from the road especially with the parking area. Scott states that a tent is not a structure therefore does not adhere to a setback. Don states it is a temporary structure. Kevin asks if we are classifying awnings and canopies as structures as well. Bryan states according to the ordinance tents are exempt. There was some discussion around that issue. Susan asks about limiting occupancy to fifty. Susan also asked if a state inspection is required. Jim Kirby stated he did not know the answer to that. Barry states that any permit that is required they will get. Peter Keene asked if the kitchen is self-service. Jim states sometimes it is and other times people cook for them and serve. Barry Schuster states that when there is a retreat it's similar to a Church service. Ken feels they need to investigate to see if they are exempt from room and meals license and tax. He feels from the standpoint of the town it could be revenue and feels something needs to be addressed.

Mike Howard asks if Barry is going to oversee getting all the permits. Scott felt that the septic is set to handle 150 people. Sara Gilbert brought up the porta potty issue. She said last time it looked like there was at least 8 and asked if it was due to lack of actual toilets or accessibility issue. Jim Kirby stated accessibility issue as well as convenience. Sara also asked about potential cabins. Jim Kirby states that potential cabins would be located at the crest of the hill and she would not see them from her house. Susan Chiarella feels the cabins would be an expansion of use. Jim feels if cabin is moved he knows he would need a building permit or if he's going to construct another one. Don Hill stated it would also trigger an amended site plan. Susan feels parking on the road has been a problem. Jim Kirby states with the new parking he feels that issue will no longer be a problem. Jim Bednar feels that they will be changing what Wonderwell has looked like for many years and what so many people have loved about that place. Scott also states that the barn has been used as an overflow parking lot to eliminate traffic on the road. Ken asked if ZBA would normally approve special exceptions with conditions that are not yet met. Susan feels they have come forward in good faith. Ken states that prior to purchasing this that it was talked about that a special exception and site plan review were needed. George McCusker states that the selectmen are responsible for all enforcement and public safety. He urges board to look into some of the issues of public safety such as food, fire hazards before anything is granted. Leigh states he is in agreement with what George has stated as well as liability of the town. Barry Schuster feels that food safety is a state issue and the state also has a fire marshal. Susan asks Mike McCrory on timeline of special exception. Mike feels that is something that could be put in as a condition and the selectmen would have to enforce it. Mike Howard asked how long they anticipate it taking to work on the Fire Chief's preplan and if it could be resolved before construction season. Don feels we have a great fire department in town and he has been at some meetings and the topic of discussion is the fire-safety issues at Wonderwell. The fire department wants to ensure the safety of everyone. Barry Schuster states that no developer questions fire safety. Susan Chiarella asked if a pond could be required. Ken feels that all of this discussion should have taken place two years ago and in some towns a cease and desist would have been issued immediately. Darrin urges planning board to see what reports and permits are going to be required before they act on anything. Gene Hayes feels the planning board should act on site plan review before special exception is offered. Susan feels that might be a good idea as well. Susan states they have to make a decision because there is a time frame. Barry Schuster states that they will waive the time restraint. There was a lot of discussion around when to continue the hearing. Barry Schuster states he likes the idea of a joint meeting. Gene Hayes makes a motion to continue the hearing to the ZBA's meeting of February 3rd, 2015 at 7:05 pm, with the planning board to give Wonderwell time to get the following information, second by Bryan and all in favor.

Ken makes a motion for the planning board to continue the joint hearing w/the ZBA on February 3rd, 2015 second by Mike Howard all in favor.

List:

1. Fire safety issues- consultant report-fire chief signing off on action plan – report timeline
2. Food service report if not why
3. Are they subject to rooms and meals tax
4. Specifications on lighting-possible reflective signing-light shown on building
5. Suggestion what they would like to see in the buffering
6. Porta potty identified on site plan
7. Other state permits

Scott submitted revised plan. Darrin asked if safety issues were addressed with the fire department with a new planning arrangement.

The joint hearing was closed at 8:55 p.m.

Motion by Jim Bednar for ZBA to adjourn second by Susan, ZBA was adjourned.

Correspondence and Literature: Leigh brings forward an email from Robert Wood suggesting Springfield join New London in zoning compliance position. There was some discussion around that. Kevin Lee states this comes up time and time again and it's something that is struggled with. Leigh feels the enforcement should be up to the selectmen. Leigh brings up the possibility of sharing ordinances with other towns. Susan does feel the town would benefit from having a "zoning administrator/code enforcement officer" Kevin feels he does not want to share ordinance with other towns. Darrin states that no matter who you have it still falls into the selectmen's lap to enforce. There was lots of discussion around having a future zoning/code enforcement officer.

Motion made by Kevin to explore making position for Zoning administrator, second by Mike Howard, Peter Keene in favor, Don and Darrin abstained, Bryan and Ken opposed, motion passed.

Misc. Business: Mike McCrory handed out proposed changes to Article 8. The board discussed this a little bit but felt they would like to read the handout before discussing it in much detail.

Meeting adjourned 9:45 p.m.

Minutes submitted by Susan Abair