

Planning Board Meeting Minutes

October 10, 2023

6:30 PM

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Chairman Scott C. Burns called the meeting to order at 6:30 PM.

Members Present: Scott Burns – Chairman, Alan Theodhor, Frank Lombardi, Shawn White – Selectmen’s Rep., Steve LaRoza – Alternate, and Joyce McGee – Secretary.

Members Absent: Tim O’Neil

Public Present: Rick Albert, Patrick Ryan and Robert Loiacono

Chairman Burns appointed alternate Steve LaRoza as a voting member in the absence of Tim O’Neil.

Minutes: A motion was made by Shawn White to approve the October 3, 2023 meeting minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Consultation: Albert, Rick – re: Relocation of Dunkin Donuts: Chairman Burns state that this was a consultation only with no public input. Member Shawn White read the following: The conceptual consultation phase provides an opportunity for a property owner or agent to discuss with the planning board, in very general terms, the types of uses that may be suitable for the subject property. Although this discussion must take place at a public meeting of the planning board, notification of abutters and the general public is not required because the discussion is informal, and no plans or specific details are presented.

Mr. Albert was present, stating he is looking at relocating Dunkin Donuts. He has disclosed this at a Selectmen’s Meeting where he advised moving it from Union Street to Kings Square. Presently he owns the yellow barn on King Square, used for storage and would like to acquire the parking lot from the Town. He has done some research and his engineer did a layout of a potential building, barn style using some of the wood from the existing barn, to make sure it fits. Looking at retail on 1st floor with 2-3 apartments on the 2nd floor. Before he goes further he decided to come forth to hear any thoughts.

Frank Lombardi went through the Absolute Criteria stressing that if conflicts with abutters can’t be satisfied then project is done. Parking, downward lighting, emergency access, air quality – idling, screened areas, traffic and protection of the John’s River. Then Frank Lombardi went through the Commercial Criteria, where it’s in the Village District setbacks are 10’. Mr. Albert stated that he should meet that requirement. Mr. Lombardi stated that under the Commercial Criteria it would need to receive 50% of points.

Mr. Lombardi also advised that the Conservation Commission has concerns with the runoff into the John’s River. Mr. Albert was aware of the concern. Mr. White spoke that any impervious flows should be addressed regarding the parking lot as well. Chairman Burns would like a traffic study done. Mr.

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Lombardi concerned with the bus stop area also advised should have an open re-pore with abutters and mediate with them before meeting if possible. Mr. Albert is aware of the alley way between some abutters houses. Alan Theodhor wondered about the apartments and parking. Mr. Albert stated it would be more like 2 apartments with parking already laid out. Everyone agreed there is a need for apartments.

Shawn White advised that the Board of Selectmen's heard back from the Town Attorney and a vote at Town Meeting needs to happen regarding sale of parking lot. This is a positive for the downtown, we are always hearing there is nothing to draw people to stop, this will be a big plus and other businesses will be seen more. It was discussed that Mr. Albert has two options, one come before the Planning Board as the applicant and the town as owner or wait to see the outcome of Town Meeting. Mr. White stated that he hated to see him do all this work to come before the Planning Board. He thought waiting until after Town Meeting to see if it's feasible, then put his hard earned money into something that doesn't pass. Mr. Albert stated that the Board of Selectmen talked about bartering, potentially beautification of town center.

No further discussion. Secretary McGee didn't know if the State of NH needed to have any say in the driveway entrances/exits and traffic flow, Mr. White will check on this and advise Mr. Albert. Mr. Albert asked if he was allowed to talk with abutters, Board urged him too.

Other Business:

Septic Design(s): Deibert, William & Gayle – 24 Earls Way, Tax Map 255 Lot 025: A revised plan was submitted as a rock was encountered when digging, tank needed to be relocated. Secretary McGee advised she had signed the revised plan. **APPROVED ON 10/10/23 BY PB CODE ADMINISTRATOR.**

-2024 Budget: Same amount as last year \$23,000.00 will be asked for but line item amounts will be revised. Chairman Burns will be meeting with the Board of Selectmen on Monday, November 13th at 6:30 PM to go over the Planning Board budget.

-2024 Development Code changes: Some definition changes will be reviewed and updates to the floodplain criteria. Secretary McGee will have a list ready for the November meeting.

No further business.

A motion was made by Shawn White to adjourn the meeting at 7:05 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:

Joyce A. McGee – Secretary


Scott C. Burns - Chairman