

Minutes

Planning Board Meeting

November 7, 2019

Members of the Planning Board in attendance were Charles Moreno, Chairman, Phil Auger, Terry Hyland, Scott Young, ex-officio member, and Donald Coker Alternate member. The Chairman called the meeting to order at 7:35 PM and announced the members present. The Chairman noted that Steve Leighton is absent this evening, and he designated Donald Coker as a voting member for this meeting. The closing date for applications to appear on the agenda for the December 2019 regular meeting will be 5 P.M. Tuesday, November 12, 2019; revised materials for continuing applications must be submitted by Tuesday, November 26th. The Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM and that the meeting will adjourn by 11:00 PM. Board members turned to the minutes of the October meeting. Phil Auger moved to accept the minutes as presented; Scott Young seconded the motion. There was no further discussion and the Chairman called the vote. The vote was unanimous in the affirmative.

The first item of new business was the application of MICHAEL CARTER for the Revocation of an Approved Site Plan in accordance with RSA 674:4a regarding the event/wedding venue known as Parker Mountain Lodge conditionally approved at the June 2019 regular meeting, 496 Parker Mountain Road (Tax Map 10, Lot 3). Mr. Carter, as the original applicant for site plan approval and as owner of the property, had requested that the site plan approval be revoked at the end of the season as part of the conditional approval granted in June. In accordance with the 674:4a, the owner/applicant may request revocation of a previously approved plan; there is no requirement for holding a public hearing unless requested by the applicant, abutters or a Board member. There were no abutters present. Donald Coker asked if Mr. Carter could come back before the Board and ask to continue operating the Lodge as an event venue. Board members agreed that he could, but that he would need to make a new application. Phil Auger noted that new/different owners would also be starting from scratch. The Chairman advised that he would entertain a motion to revoke the plans as requested by the original applicant. Donald Coker moved to revoke the site plan approval for a wedding/event venue at Parker Mountain Lodge as requested by Michael Carter. Phil Auger seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. A letter will be drafted to Mr. Carter and his attorney confirming the vote and the Board's action on the request.

The next item of business was to call on Ted Karahalios, who had written to the Board regarding his proposal to create a home office for his wholesale auto dealer business in his new home located at 42 Ricky Nelson Road (Tax Map 8, Lot 75). Mr. Karahalios and his wife were present; an abutter was also present in support of the project. Mr. Karahalios explained that he runs a wholesale auto dealer business, and that the state requires that he identify the location of his formal office space. He does not bring cars to his home, and there would be no employees, customers, or deliveries coming to his home office. Phil Auger asked why he needs the home office. Mr. Karahalios explained that he had a home office in his previous home in Dover, and that he needs to inform the state of his new location so that they know where his records are kept. Mr. Karahalios said that he does not keep a car lot, he simply transfers vehicles. Board members asked if he services, cleans etc. the vehicles before re-sale. Mr. Karahalios advised that he has his vehicles detailed at Tri-City Car Wash in Gonic. Board members agreed that a home office or the office of a professional person is an approved land use under Article 1.4.2. Phil Auger then moved to approve the request for formal recognition of the home office and to find that the office, as presented in the letter and at this meeting, is an allowable land use under the ordinances. Donald Coker noted the standard language that should the business expand at the home location, if there are customers coming to the property, deliveries, etc. then Mr. Karahalios will need to come back before the Board. Mr. Karahalios noted that he would need a different kind of license from the state were he to do that. Scott Young seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. A letter will be drafted with the Board's findings.

The Board then called on Fran Parisi, Esq. representing Vertex Tower Assets, LLC, which is an infrastructure developer for telecommunications facilities. He will be submitting an application to the Planning Board for site plan review and to the Board of Adjustment for variance next week for site plan review at the December meeting. He is working with the Huckins family, 22 Hillside Drive. Mr. Parisi advised Board members that he hopes to coordinate scheduling between the Boards. He noted state and federal regulations require that they provide certain technical data. Charlie Moreno noted that typically the site plan application would be reviewed first and then turned over to the Board of Adjustment for action on the variance requests. Mr. Parisi agreed, saying that he is beginning with the Planning

Board for the December meeting and will then work with the Board of Adjustment and then come back to Planning Board. Mr. Moreno asked for coverage maps. Mr. Parisi advised that they are asking for a 140 foot tower, saying that keeping within the 20 feet above the tree canopy allowed under Strafford zoning is not technically feasible. They plan to run a balloon test so that people can determine visibility, and there was a discussion about how best to provide public notice of the balloon test. Mr. Moreno asked Mr. Parisi to provide a list of other towers of the same height as that being proposed. Mr. Parisi noted that proposed height is specific to topography. He noted other tower projects that have been completed in recent years, including Brentwood, Barrington, Stratham, Sutton, Antrim, Bristol, and Center Conway. He said that his company tends to work in the 130 foot to 150 foot range. He said that the Barrington tower has been permitted but is not yet built—the location will be near the sand pit across from Winkley Pond. There was a discussion of the time crunch and federal regulations, which outline a 150 day process. Board members then turned to scheduling the balloon test, as it is better to schedule the test before the weather worsens. Mr. Moreno asked for a 2-day test to allow for people to have an opportunity to view the proposed height. The balloon test should be listed in the Community Calendar, on the town web site, and notices posted in a number of locations around town. It was agreed to try for the weekend of December 7th and 8th, weather permitting, +with back-up dates on the weekend of the 14th and 15th. Mr. Parisi agreed that they need to prove that there is a gap in coverage and that they will provide the information/analysis to support their applications.

The final order of business was to address a letter from Mariana Thorne, who worked with the Planning Board several years ago when she opened a beauty salon in her home on Brown's Pasture Road. Her family has now moved to a home on Fire Road 266, off Province Road. She has written to the Planning Board regarding transferring her salon to her new home. In her letter she notes that she uses non-organic products. Board members agreed that they are concerned about the septic system because of the proximity to Bow Lake. The Building Inspector made a quick check of his files, but did not immediately find any information on the septic disposal system. Board members agreed that their concern was the septic system, and that the Thornes should be asked if they have upgraded the system and if they have any documentation regarding the system. There were no other questions about the proposed relocation of the business.

Phil Auger then moved to adjourn the meeting. Donald Coker seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. The meeting adjourned at 9:00 PM.