

Planning Board

April 1, 2014

Members Present: Chair Ernie Allain, Members Greg Estrella, Tom McCue, Mark Evans, David Morin, Aline Boucher, Martha Cregan, Ex-Officio members Lucie Remillard, Sue Tremblay, Alternate Members Richard Cassidy, John White; Lori Langlois was excused.

Minutes

Mr. Morin moved with a second from Mrs. Boucher to approve the minutes of the previous meeting. So moved, the motion carried.

Lot Mergers

Paul & Jeanne Theberge of 31 Hill Street applied to merge Map 111 Lots 30 & 31. They are requesting the merger for tax purposes and there are no issues with the proposed merger. Mr. Morin moved with a second from Mrs. Boucher to approve the merger of Map 111; Lots 30 & 31. The motion was unanimously approved.

The City of Berlin is asking for a merger of Map 119; Lots 370 and 371 on Gilbert St. There will be another lot to be merged once all research is complete. The PD is ready to build an impound building on lot 370. Mr. Morin moved with a second from Ms. Remillard to approve the merger of Map 119 Lots 370 and 371. The motion was unanimously approved.

Zoning

Ms. Laflamme reported that the zoning map we have been working with has not been updated since 2006 and it will be updated to reflect the changes made since then.

At the last meeting the board discussed taking the northwestern part of downtown and changing it to business general to allow more flexibility to the downtown area including housing. Traditionally the first floor has been reserved for retail and by amending, we allow more flexibility and open the door to other uses. Housing would be allowed by special exception. An ordinance will be brought to the Council soon.

Complete Street discussion was postponed to a future meeting.

Board Elections

Ms. Remillard moved to nominate Ernie Allain as Chair; Mrs. Boucher seconded. Mr. Allain accepted the nomination and he was unanimously voted in as Chair.

Mr. Morin moved to nominate Tom McCue as Vice Chair; Mrs. Boucher seconded. Mr. McCue accepted the nomination and he was unanimously voted in as Vice Chair.

Richard Cassidy agreed to serve another term as an Alternate Member.

Mrs. Boucher moved to recommend Lori Langlois to the Council as a Regular voting member; Ms. Remillard seconded and the motion carried.

Ms. Laflamme noted that this leaves three open alternate positions on the board.

Other – none

Public Comments

In parting Mr. Morin said that he admires Ms. Laflamme's tenacity for the pursuit of Route 110. The City is on the right track with the housing plan and he added that his only regret is that there has been no movement on the Conway Bypass.

Ms. Laflamme thanked Mr. Morin for his many years of service to the city saying that his experience has been valuable to the community and to the board.

Member Comments

Mr. Evans confirmed that zoning in business general does not permit a single family home but a multi-family would be permitted.

Planner Comments

Ms. Laflamme said that she recently came across a report done by Leo Ouellette on the first 5 years of zoning in the City. Board members were interested to see it and she will send it by e-mail.

The Spring Planning & Zoning conference is at the Mountain View Grand on May 3, 2014.

On April 30 there will be a meeting about a food cooperative held at WREN. The City received funds on WREN's behalf for a planning grant that will hire someone to do a report that will look at feasibility of such a project in the area. A developer could then take the information from the report to go forward with a store.

When the weather improves there will be a Mount Jasper Community Walk to show off the new signage, kiosk, and work done on the trail.

Ms. Laflamme reported that she will be speaking with the Council about a dog park and asking for a community meeting this spring. Supporters are eager to participate in the grant program they tried for last year.

The City will be a pilot community in a grant that will provide zoning regulations around solar energy. There is interest in roof top panels and the large ground display on Glen Avenue. Cities were selected to get help for drafting regulations.

There being no further business, Mr. Morin moved to adjourn; Mrs. Boucher seconded and the motion carried. The meeting ended at 7:25 p.m.

Respectfully submitted,
Susan Tremblay