

Planning Board January 7, 2014

Present were: Chair Ernie Allain, Members David Morin, Aline Boucher, Greg Estrella, Mark Evans; Ex-Officios Lucie Remillard and Susan Tremblay, Alternate Members John White, Richard Cassidy, and Lori Langlois

Excused: Tom McCue, and Martha Creegan,

Others present: Pamela Laflamme Community Development Director, Barbara Tetreault, *Berlin Daily Sun*, and Derek Patry of York Land Services

Chair Allain appointed Alternate members John White, Richard Cassidy and Lori Langlois to be voting members for this meeting.

Public Comments – none

Minutes

Mrs. Boucher moved to accept the minutes from the December meeting; Mr. Estrella seconded and the motion carried.

Lot Mergers

299 Grafton Street. Jon D. Daley would like to merge Map 130/Lot 45 and 46 for tax purposes; he will maintain a Grafton Street address. Ms. Laflamme confirmed that there are no issues with the merger. Mr. Morin moved with a second from Mrs. Boucher to approve the merger of Map 130/Lots 45 and 46 on Grafton Street. So moved, the motion carried.

20 Ridgeview Avenue. Stephen P. & Kayla Marie Stewart, would like to merge Map 121/Lots 123 and 125 and Map 127/Lot 3 for tax purposes; they will maintain a Ridgeview Avenue address. Ms. Laflamme confirmed that there are no issues with the merger. Mr. Morin moved with a second from Mr. Estrella to approve the merger of Map 121/Lots 123 and 125 and Map 127/Lot 3 on Ridgeview Avenue. So moved, the motion carried.

710 Glen Avenue. Jason and Mary Sullivan bought a house and garage from the city with the agreement that they would demolish the house and merge the lot with their existing property. Their application is to merge Map 114/Lot 7 and Map 114/Lot 8; Ms. Laflamme confirmed that there are no issues. Ms. Remillard moved with a second from Mr. Morin to approve the merger of Map 114/Lot 7 and Map 114/Lot 8 on Glen Avenue. So moved the motion carried.

408 Goebel Street. The property is owned by Gilucci Properties. These properties were bought at the same time and the property owner wants to join them for tax purposes. Their application is to merge is for Map 118/Lot 173 and Map 118/Lot 174; Ms. Laflamme confirmed that there are no issues. Mrs. Boucher moved with a second from Ms. Langlois to approve the merger of Map 118/Lot 173 and Map 118/Lot 174 on Goebel Street. So moved, the motion carried.

Chair Allain left the meeting at this time; Vice Chair Morin stepped in as Chair. Mr. Evans asked how it affects the tax value of a property when it is merged. Ms. Laflamme replied that the owner will save a small amount on their property taxes because the land value is charged only once. The overall value of the property goes down a little as well, not always as each valuation can come out differently due to the factors used in assessing value.

Boundary Line Adjustment

Derek Patry of York Land Services explained the request for a boundary line adjustment on Noury Street. Lorraine Wyche (Map 138/Lot 34) will purchase a 35' strip of land from the neighbor Linda Blanchette & Brian Salvas (Map 138/Lot 33) once the boundary line is adjusted. Ms. Laflamme indicated that both lots are conforming now and they will still be conforming once the boundary is adjusted.

Public Hearing

Vice Chair Morin opened the public hearing at 6:48 and there being no comments, he subsequently closed the hearing.

Mrs. Boucher moved to approve a boundary line adjustment increasing the size of Map 138/Lot 34 and decreasing the size of Map 138/Lot 33 depicted on a plan dated November 16, 2013; Ms. Langlois seconded and the motion carried.

Ms. Remillard moved to have Vice Chair Morin sign on behalf of the Board; Mr. Evans seconded and the motion carried.

Site Plan Review Regulations

Ms. Laflamme suggested skipping the discussion for this meeting. Mr. Morin stressed that there needs to be a criteria for site plan presentations to the board that provide better consistency. Ms. Laflamme noted that she has the capability to print maps for site plans that come in without plats; that would provide some degree of consistency.

Mt. Jasper Review and Update

Ms. Laflamme reported that Sally Manikian put together a report based on feedback from the committee, the public and Watershed to Wildlife's report. If anything is to be challenged in the report, it is the "unacceptable uses" for Mt. Jasper which includes no ATV's. She asked for input from the Board to see if there is agreement to proposing this report to the City Council.

The Council asked for a simple document boiled down to acceptable and unacceptable uses. School uses including a road around the school, bus garage, and possible biomass are still completely doable. Councilor Remillard mentioned the need to stress the use of existing trails for snow machines. They are less likely to have an adverse impact than an ATV in the summer that can easily go off trail on sensitive areas. Ms. Remillard said that safety on the trails is paramount. Ms. Laflamme indicated that there was some desire for the ATV's to have access to the area for the views; however with ATV's allowed throughout the city,

there are plenty of other view shed opportunities. In response to a question from Ms. Langlois, it was confirmed that there are no plans for a gate.

Ms. Laflamme stated that she will give the proposal to the Council, likely in the form of an ordinance, informing the Council that the document has the support of the Planning Board.

Other

Jericho Power LLC – Phase I of the 3 windmills project is well underway. In negotiating with Mr. Bouthillier, it is being proposed to do a Phase II project on Mr. Bouthillier's property. The windmills would need to be close to the windmills they have and away from the overlay zone. This means that the whole process of Site Plan and Zoning has to begin again. They plan to come in February to get the process started.

Public Comments

Barbara Tetreault asked if the windmill project will come in under Palmer Management Corporation or if Mr. Bouthillier is acting on his own behalf. She questioned whether tax credits can be accessed based on work already done. (There was no response since the application has not yet been received.)

Member Comments

Mr. Evans commented that "Planner Comments" should be changed to "Community Development Director Comments" to reflect Ms. Laflamme's correct title.

Planner (Community Development Director) Comments

There is a report of a public meeting that was held in December about the Public Utilities Commission Site Evaluation process and it is available on the Office and Energy and Planning's web site. It was done as result of a mandate is Senate Bill 99.

In April there will be a local energy conference with a focus on local energy systems.

Upcoming agenda items will be Site Plan Review in February and a check on the Master Plan in March or April.

The **Route 110** project has work going on during the winter. Both Coleman Construction and NHDOT have trailers on site and the work is focusing on the detention pond on Valley Creek Eatery property. They are hoping to complete utility and line work early so that other work can be done when the ground thaws.

East Milan Road Realignment – Ms. Laflamme reported that in the last few weeks NHDOT has been talking about revisiting the realignment of the East Milan Road. There is a meeting next Thursday. Mr. Morin commented that he does not recall a hard decision being made on the actual route though several possibilities were contemplated.

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

Respectfully submitted, Susan Tremblay