

Planning Board September 18, 2014

Members Present: Vice Chair Tom McCue, Greg Estrella, Martha Creegan, Lori Langlois; Ex-Officio Sue Tremblay; Alternate Members: Richard Cassidy and John White

Members Excused: Lucie Remillard, Aline Boucher, Mark Evans and Ernie Allain

In the absence of Chair Allain, Mr. McCue chaired the meeting. He called the meeting to order at 6:35 p.m. and appointed Mr. White and Mr. Cassidy as voting members for this meeting.

Public Comments: none

August Minutes

Ms. Langlois moved with a second from Mr. White to approve the August minutes as presented. So moved, the motion carried.

Lot Merger

RJE Properties (aka Fleury's Funeral Home) applied to merge Map 119 Lots 106 and 71 on School Street.

They did not include the recording information on the application. The properties are being merged so that a crematorium can be built.

Ms. Langlois moved with a second from Ms. Cregan to merge the lots conditional upon having recording information and proof that properties are in the same form of ownership. So moved, the motion carried.

Minor Subdivision – 218 Jericho Road (former Bass Shoe)

Ms. Langlois moved with a second from Mr. Cassidy that the application is complete. So moved, the motion carried.

Ms. Laflamme explained that the City owns the Bass Shoe property and the City Council wants retain the northern parking lot for use by ATV's, if a sale were to occur. The City intends to put the 9.5 acre property out to bid and retain the remaining acreage. The condition on the subdivision should be that it will not be recorded until the property is sold. The building has been vacant for 30 years and needs to be demolished. There are several rights of way including one to Little People's Pond, the Dillon property, and the State for the snowmobile trail all have easement rights to the property.

Public Hearing

Chair McCue opened the public hearing at 6:52 p.m. subsequently closed as there were no comments.

Board Comments – there were no comments.

Ms. Creegan moved to approve the minor subdivision of 218 Jericho Road (Map 104; Lot 17) into two lots; conditioned upon the subdivision not being recorded until the property is sold; Ms. Langlois seconded and the motion carried.

Zoning Ordinance Discussion

Ms. Laflamme stated that electronic signs will be discussed at the next meeting.

She explained that the City has had some preliminary inquiries about locating a medical marijuana dispensary. The State has not completed their rules; however the Town of Salem is seeking to develop regulations such as a dispensary cannot be 1,000 feet from a home, daycare, school, recreation center, or church; they have to be located in one zone. Do we want to have limitations?

It may be very expensive to open dispensary because fees will have to cover oversight and administration of the program. Rules from Health and Human Services are expected to be finalized in 2015; however communities can be proactive and make the appropriate zoning changes.

Ms. Creegan suggested that the area around the hospital may be appropriate. Ms. Laflamme informed that she would send a link to the dispensary information for the Board's review.

Ms. Laflamme established that the rules around electronic signage may need to be adapted to today's technology. The board may want to consider expanding what is allowed while still maintaining public safety.

Other

Ms. Laflamme stated that the Bartlett School plan from last month has had a few minor amendments that do not affect the substance of the plan. The street name change to Bartlett Court was added; the new parcel number which is 37.01 was added and there was a spelling error that was corrected as well. The Board had no issues with the changes to the plan.

Public Comments – there were no comments.

Member Comments

In response to Ms. Langlois inquiry, Ms. Laflamme confirmed that the new roadway on Route 110 is expected to be in use this winter. The project will be finalized in the spring of 2015.

Mr. Estrella asked about the changes made to the plans for Notre Dame. Ms. Laflamme indicated that the developers do not have to come back to the Planning Board unless they change the footprint by 25% or changed the intent of their plan. She said that Thursday October 2 there will be a community meeting about the apartments in general and that might be a good place to hear about changes that have occurred.

Ms. Laflamme was asked what is going on with the Princess Theater and she replied that the owners want to rehab the property; however she did not have additional information.

Planner Comments

The Law Lecture Series is in three sessions: ZBA; Land Use Boards and Impact Fees.

North Country Council held an open house to introduce and receive comments on their Plan for the North Country. They will take feedback until Friday October 3, 2014.

Mr. McCue commented that North Country Council is a huge district with 51 communities. There is a difference between the Connecticut River Valley and Androscoggin Valley making it difficult to act and think like a region. There are elements that make sense but there is not always consensus.

Ms. Laflamme announced that the next meeting will be Tuesday, October 7.

Ms. Langlois moved with a second from Ms. Cregan to adjourn. So moved, the motion carried. The meeting ended at 7:35 p.m.