

Bridgewater Planning Bank Minutes  
February 18, 2020

FINAL

Board Members Present: Ken Weidman, Paul Wilson, Terry Murphy, P. Wesley Morrill Jr. Gordon Tapply, Amy Cunningham

Public Present: Kent Brown, Jeff Hiltz, Rob Ambrose, Toria Haungs, Brandon Hiltz, Kevin Leonard, Mario Focareto, Daniel Ellis

Ken Weidman, Vice-Chair, called the meeting to order at 7:00 PM in Mike's absence. Ken reviewed the abutters to be sure all were notified. A copy of the ZBA approval was given to all Planning Board members present. Ken then read the approval letter regarding the AOT permit so that all present were aware of its contents. The letter included the conditions of the permit. Ken asked about the reclamation plan and Kent Brown stated it was done as part of the permit application and was part of the material before the Board.

Kevin Leonard of Northpoint Engineering said he had written a letter regarding his concerns and Kent Brown had responded to the concerns presented. Board members present were given a copy of the letter with the replies. Ken then reviewed the various concerns and replies.

Ken verified with Brandon operations were daylight or dawn to dusk.

Ken asked about the driveway permit. Terry said the Town had a new driveway permit that was good for a year. Ken said the approval would be subject to the driveway being completed within that time frame.

Kevin then asked about the earth excavation. Kent said that was being addressed.

Ken thought there was a letter from an abutter expressing concern about the 10 feet and asked the set back be changed to 50 feet. The letter from Potter-Brown was found and reviewed. Paul asked how close the excavation came to their property. Terry asked the abutter be contacted to see if they still want the 50 foot setback and have this as a condition until they can be reached.

A bond will be needed and the amount will be determined by the Board of Selectmen. The Selectmen will meet with the engineer to help determine the amount. Wes objected to the bond requirement as, in the past, a bond has not been required of others.

It was confirmed the plans will be stamped.

It was also suggested that Eversource be contacted regarding work in their easement area.

The berm is a requirement as part of the AOT and it can be relocated if needed Kent said.

The plans show an area of trees being removed. Kevin felt this should be addressed as to what the plan was for the area where the trees are being removed. Ken asked why the trees were being removed and Brandon said he wanted the space for storage. Brandon stated this had been his plan all along; he just had it put in the plans so all would know. Kevin said the tree clearing may affect the public perception and felt the Board needed to be comfortable with the proposed tree cutting. Ken had a concern about what the area where the trees are being removed would be filled with.

Discussion was held regarding the Reclamation Bond. A former quote had been obtained but it needed to be revised and a new amount for the bond determined by The Selectmen.

Ken asked Kevin and Kent to go over the plans before the Board. Kent explained the AOT process they had gone through.

Ken asked for a review of what the conditions were for approval

- 1) Terry said there were several references to a Standard Operating Procedure and he would like to see something in black and white regarding that. Terry said he also would like a fence put at the top.
- 2) There should be a condition the paving is done as required.
- 3) The 10 or 50 foot buffer from the disapproving abutter needs to be confirmed.
- 4) The amount of the reclamation bond needs to be determined.
- 5) Eversource approval needs to be obtained.

Ken asked if there were any other concerns from the abutters present. Jeff Hiltz had no concerns. Rob Ambrose also said he had no concerns. Ken then asked to summarize the conditions subject to approval of the plans.

Toria handed Terry a proposed Standard Operating Procedure  
The disapproving abutter will be contacted  
The amount of the bond will be determined

Ken then asked for a vote. Kevin asked the tree clearing area be addressed as to the future of that area. Kent said he would work out a plan with Kevin. Gordon made a motion to accept, Wes seconded, and all approved. Kent will complete the Mylar with the conditions so it can be signed.

Paul moved the November minutes be accepted, Wes seconded, all approved.

Next was a preliminary discussion from Rob Ambrose and Daniel Ellis about expanding the Bridgewater Ambrose pit and the possibility of buying land, including the previously approved sub-division area, from Jeff Hiltz. Wes stated he works for Mr. Ambrose and does not feel he needs to recuse himself from the meeting as he can act without a conflict. Mr. Ambrose said the pit expansion may also do away with the Hiltz subdivision plan. Ken said he subdivision was in a residential zone. Daniel said excavations are allowed in all residential and commercial zones and did not feel ZBA approval was needed. Terry said the Town would get a legal interpretation and suggested they go to the ZBA just to be clear. Rob Ambrose said they would have an AOT permit. Rob Ambrose said he probably would put the grandfathered part with the new part so it's all addressed together including a closure plan for the grandfathered part.

Paul then offered a summary that the Town will ask the lawyer to review the excavation in a general residential area and the ongoing operation. Daniel will email Terry his question and Terry will forward it to the Town's attorney. Daniel asked if they could come back before the Board even if they did not have the final AOT approval. Ken asked about access to the Plymouth piece and Rob said they would use the same access now they are using from the Bridgewater side. Terry asked if they would be reclaiming any part as they go along and Rob said they would if it made sense.

Paul made a motion to adjourn, Gordon seconded, meeting adjourned at 9:10 PM.

Respectfully submitted,

Denise Stark

FINAL

Bridgewater Planning Board  
April 21, 2020 ZOOM Meeting

Present were Chairman, Michael Capsalis, Vice-Chair, Ken Weidman, Paul Wilson, Amy Cunningham, Terence Murphy. Public present were Chris & Trisha Dyer, Julie Converse, Linda Kohn, Alan Barnard, Kevin Leonard, David Dyer, Duane Hennarichs, Judy Bissonette

The meeting was called to order at 7:00 PM by Chairman, Michael Capsalis. Mike said due to this meeting being held via Zoom, the only 2 items the Board would address tonight were the Dyer and Newfound Inn plans.

Alan Barnard explained Chris Dyer's proposed plans for office space, parking for his equipment, and storage for materials used in his business. The plans show that everything is within the setback requirements. Alan asked if anyone had any questions. Alan explained the parcel is in a previously approved (1995) subdivision and he had the plans available if anyone wanted to review them. It was pointed out by Terry Murphy that with an office on the premises, Chris will have to have an employee bathroom and hot and cold water. Mike suggested Chris get a septic plan approval which should take a couple weeks and that the Board allow Chris a 6-8 months window to get the system and well installed. Chris can probably do the well himself and he can submit the septic system plans to the Selectmen for approval. Alan said he will have to complete the well and septic before he can receive an occupancy permit. Alan asked Chris if he thought the 6 month time frame was long enough and Mike commented that he wasn't sure. The building permit does require that the septic system be approved first.

David Dyer, an abutter, asked about the right of way which he owns and is also his driveway. David was concerned too many people would be using the right of way. Terry said that David was referring to things that are no longer part of the Town's regulations and have been removing from zoning. Alan had the plans for the original subdivision in 1983 and the most recent subdivision of 1995. Under the new rules in the town, access is allowed. Terry said if David has a problem with Chris's use of the right of way, it is a civil matter and not a Town issue. The plans meet zoning regulations, the lot coverage is ok, the use is allowed, and the septic and well are being address. Terry said the Board does not have the authority to get involved in a civil matter over the use of the right of way. The plans before the Board are a site plan review for an existing lot, not a subdivision plan. David indicated he would review his old records.

Mike closed the abutters hearing and asked if there was any public input and there was none. Mike asked for a motion, Ken made the motion, Paul seconded. A well and full septic system will be installed with a completion date of October 31, 2020. All voted in favor. Ken asked about collection of the fee and Mike said they will let Chris know the amount he has to pay. Alan will leave the Mylar at the Town Office with the well and septic conditions noted on the plans for all to stop in and sign.

Next on the agenda was the site plan for the Newfound Lake Inn. Alan Barnard and Kevin Leonard from Northpoint Engineering were presenting for Duane & Linda Kohn – the new owners. Alan showed plans including the entire front porch which needed to be repaired and replaced with a new foundation underneath. Alan had a complete survey of the property had been done including any wetlands, topography, and a site plan with the proposed changes and additions. Duane explained the garage would be the owner's private entrance into the owner's quarters and would also provide a second egress exit from the upstairs part of the Inn if needed. Duane explained there will be a separate entrance to the bar and a full basement under the bar. There will also be a rooftop deck above the bar, a new overhang, and a new deck. Duane explained there may be one possible change – he may go back to the porte-cochere and have a shingle roof to match the rest of the building – the current plan shows a flat roof. Alan asked if anyone wanted to see any of the other architectural drawings and all were fine with what had been shown to date. Alan next reviewed the site plan drawings and turned the presentation over to Kevin Leonard. Kevin explained the building design has accommodated an existing stairway. The plans show the driveway grade will need to be stepped up and will climb. Kevin also said there is currently an undersized culvert there and they are already working with The State and DOT regarding a new culvert that will meet Tier 1 Stream crossing requirements. Judy ? was concerned the State might not do their part in fixing the culvert as they have said they would fix it in the past and have not. Duane thanks her for bringing this to his attention and it will be discussed with The State. Alan asked if Judy had any written correspondence regarding the culvert and didn't think so but will look.

Kevin explained other areas of the plans that will help mitigate catch basin concerns. Alan explained work that had been done in the past. Alan explained where the shoreline protection act lines fell and said the NHDES is also involved as well as DOT. Kevin has plans he will be submitting to DOT this week. Kevin will be talking with both DOT and NHDES as to the plans for upgrading the culvert. Alan said the Town is protected because the plans will need to be approved by both NHDES and DOT.

Regarding the building changes, they meet the lot coverage, they are not within any setbacks, there are no plans for increased patronage, they are just giving more elbow room to the patrons. Mike asked Kevin if he did a parking evaluation. Kevin said he didn't do a formal one but approximately 60 spaces are shown and there is potential for overflow parking. Kevin documented existing uses and there is no increase planned. Ken asked Kevin to go over the seating capacity again.

Mike said he was impressed with the completeness of the various plans presented. Terry asked about the septic being pumped up to the back of the barn. Duane said he is already working with Kevin to see if any changes or additions need to be made to the septic. Alan said the first buyer was going to expand the Inn and would need to expand the septic. However, Duane has no plans to expand the size of the Inn and should not need to expand the septic. Duane said during construction they will be monitoring the intake

from the facility so that information can be given to Kevin and this way any design plans will represent a more accurate picture of actual usage rather than estimated usage. Terry asked about fire extinguisher upgrades. Duane said the State Fire Marshall had already made some recommendations and they were doing those as well as putting in a new sprinkler system in the addition and barn and those items fall under the State's control. Duane indicated he will still decorate the building for Christmas. Ken said Alan had shown plans that were not at the office when Ken was there and Terry said the plans were there. After further review it was determined there was one plan that was done for the prior owner that showed elevations that wasn't included with the plans left and the Town Hall and Alan said he would be sure the Town received a copy.

Ken asked about parking spaces and had concerns the 60 were not sufficient. Duane asked Linda to comment about parking. Linda said there are spaces down front and parking all along the north side that are not shown on the plan. Alan said at events parking is usually planned closer together. Ken said the Town's requirements are 1 space for every 3 seats and there are over 200 seats. Ken feels there needs to be around 100 parking spots. Linda and Duane said the barn is not used for daily operations and shouldn't need to be included in the regular count. People attending weddings, events, etc are usually already guest of the Inn and should not be counted twice. Alan feels there is sufficient number of spaces based on the historic use of the Inn and they are not expanding the size or patronage of the Inn.

Terry said once they get over a certain number they may have to hire police or fire department detail but as long as the existing capacity stays the same, he has no concerns. Linda said they plan on hosting about 30 events a year. About 60% of the guests stay at the Inn. They also have guests who stay at the Blue Moon Motel or Fairfield Inn and they shuttle them back and forth.

Ken said he didn't see any plans for landscaping. Alan said the area is already landscaped and they will fix whatever needs fixing when the work is done. Ken asked for a plan that shows landscaping. Alan said Kevin can add this to the plan and he will coordinate with the landscapers. Terry asked for an addendum to address this.

Ken asked about use of the roof deck and lighting plan. Duane said there will be open air lightning. Paul said any lighting will need to be dark sky lighting. Duane said a new railing will be installed for the roof top deck and it will have lights in it that are down cast and dark sky compliant.

Mike asked if any abutters had any concerns. Judy ? said she was very happy with the proposed changes being made. Mike closed the abutter's hearing and asked if there were any public comments and there were none. Mike asked for any input from the Board.

The following proposed contingencies are from the Board:

State approvals will be needed regarding shore land and wetlands  
A landscaping plan will be provided

Parking will be addressed  
Drainage will be addressed  
Any lighting would be dark sky compliant  
Any future septic expansion plans would be on final plan

Terry asked if they could put in for future use for pumping drainage  
Alan said there are many different ways to put a pipe in so he doesn't think it needs to be done at this time.

Amy felt parking should be part of the final plan. Alan suggested all events have a plan for parking on site. Ken felt his calculations showed needed 100 spaces. Alan and Kevin said the existing use and number of people is not changing. Kevin says the expansion of the building is not creating additional use. Ken said we were not asking for all parking spaces are to be paved. Paul Wilson said sometimes people may park based on how long they plan on staying. Linda asked if there was a no parking rule on Route 3A. Judy asked how come this hasn't come up before with the prior owners and why is being an issue now. Kevin said parking calculations are different in zoning ordinances than site plan regulations. Mike said he feels that Duane will address the parking if it becomes an issue. Linda said they have a staff member help with parking. Duane said he will hire police detail if needed. Alan said this has been the practice in the past. Mike stated he received a text from an unknown party indicating 3A is a State Road and the state controls it. Mike suggested that parking be the responsibility of the Innkeeper.

The final contingencies are:

State approvals will be needed regarding shore land and wetlands  
A landscaping plan will be provided  
Parking will be handled by the Innkeeper  
Drainage will be addressed  
Any lighting would be dark sky compliant  
Any future septic expansion plans would be on final plan

Mike asked for a motion to approve, Ken moved, Paul seconded, all voted in favor. Alan said that Duane and a building and land permit already and confirmed that he can continue to work. Linda asked about dark sky compliant and was told to just mention it to her supplier and they would know what she meant. Mike asked for a motion to adjourn, Ken moved, Paul seconded, all agreed. Meeting adjourned at 9PM.

Respectfully submitted,

Denise Stark,  
Secretary

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Bridgewater Planning Board Minutes  
June 16, 2020

Present: Ken Weidman Vice-chair, Paul Wilson, Michael Capsalis-Chair, Dick Hallberg, P. Wesley Morrill Jr, Gordon Tapply, Amy Cunningham, Alan Barnard, Kevin French, and Steve ?

Mike called the meeting to order at 7PM. Mike indicated that due to COVID-19, the post office was not able to deliver proof of mailing/green cards to all abutters and some green cards were not returned. He will discuss this with the attorney. Mike stated that Ken Parker and Ruth Weycomb cards were not returned.

Next Alan Barnard spoke on the Whittemore Point boundary line adjustment. He indicated this was an equal exchange of area between the two lots – 13 and 15 Brookdale Road. The purpose of the adjustment was to make the lots more uniform and it would be more convenient for driveways, etc. Mike asked if the Board had any questions. Wes asked if there were any changes to right of ways and Alan said no. Mike asked for a motion; Ken made a motion to accept, Dick seconded, and the adjustment passed. Those present signed the Mylar and copies. Alan took the Mylar to record.

Next was Kevin French regarding the lot on River Road. The property owner wanted to adjust the property line so that it went to the stone wall located at the back of their property. This would mean extending the property line by approximately 1.3 acres and adding that amount to their lot. The other lot had 48.9 before the adjustment and 48.76 after the adjustment. Mike asked if there were any questions. There being none, Mike asked for a motion. Wes moved the adjustment pass, Amy seconded, all approved. Those present signed the Mylar and copies. Kevin will record the Mylar.

Mike stated that Chris Dyer's plans were back with the septic and well information and asked that all members sign those plans before leaving.

Mike indicated he had several items from Newfound Inn. All the conditions and concerns the Board had been addressed. Mike read a letter from the Inn regarding the proposed plan for parking. Mike also said that Duane may want to build a pole barn out behind the existing barn. Mike said he explained to Duane he will have to come back to the Board for approval as it is a new structure. Wes asked how the Inn had started the work they previously did before coming to the Board and Mike said a building permit was issued in error. Mike indicated he would call Kevin Leonard tomorrow about the pole barn and it's location to be sure it does not interfere with any septic plans.



The February minutes were reviewed. Ken made a few corrections. Paul made a motion to accept as amended, Ken seconded, all approved.

The April minutes were reviewed. A few corrections were made, Paul made a motion to accept as amended, Amy seconded, all approved.

The parking at the Inn was discussed briefly and the Board agreed they will see how things go in the future.

Mike indicated that next month Brandon Hiltz and Ambrose are both on the Agenda. Terry mentioned that Ambrose will need to go to ZBA. Amy asked why Hiltz was coming in and Mike said it's to finalize things. Paul motioned to adjourn, Amy seconded, and all approved. Meeting adjourned at 8:10PM

Respectfully submitted,

Denise Stark, Secretary.

FINAL

Bridgewater Planning Board Minutes  
July 21, 2020

Board members present: Chair Michael Capsalis, Vice-chair Ken Weidman, P. Wesley Morrill Jr, Terry Murphy (Ex-officio), Gordon Tapply, Amy Cunningham

Public present: Kevin Leonard, Jeff Hiltz, Rob Ambrose, Linda Kohn, Brandon Hiltz, Toria Haungs

Mike called the meeting to order at 7PM. Mike stated he had reviewed the application from Newfound Inn and all abutters had been notified. Ken moved to accept the application, Gordon seconded, all approved

Next, Kevin Leonard presented for Newfound Inn by first reviewing what had been approved at the previous meeting. Kevin then explained the new plans which included a request for a driveway and a pole style barn which would be used to store equipment. All board members were given a copy of the plans.

Mike asked what the floor would be and Kevin indicated it would be a concrete slab and the driveway would be gravel. Kevin also stated the barn will not affect any wetland or septic areas. Mike asked if they were worried about roof water runoff and Kevin indicated they had accommodated for that. Ken asked where the roof top dining area was and Kevin showed him on the plans.

Mike asked if any abutters were present and none were. Mike asked if there was any input from the Board and there was none. Amy made a motion to accept the plans, Ken seconded and all approved.

Brandon Hiltz was next. Terry provided everyone with a copy of the conditions that had come as a result of previous Planning Board meetings. Terry stated that Brandon and Toria had met with the Selectmen, Julie Converse-Administrative Assistant, and Ken Weidman at a recent Selectmen's meeting to review things. Ken said there was a discrepancy in the amount of the bond needed between parties, but that would be resolved by the Selectmen. Mike said he wasn't sure why the conditions stated there would be no weekend operations at the pit. The Board agreed to change the conditions to say there would be no Sunday operations. Mike asked if the abutter would be sending a letter regarding the 50' setback requirement and Terry said they would be. Mike asked if Brandon or anyone else had any questions and there were none. Amy made a motion the conditions be accepted, Wes seconded, all approved.

Next was Rob Ambrose who wanted to talk about the Ambrose pit. Mike stated in his 17 years on the Board, there had never been any complaints that he could recall regarding the Ambrose pit. Rob asked if they had to go before ZBA with their plans and Terry said they did. Rob indicated they will ask for the right to appeal. Mike suggested Rob get on

the ZBA Agenda. Terry asked Rob if he will extinguish the Hiltz subdivision plan previously approved and he said he may. Jeff Hiltz asked if he had to extinguish it and Terry said he felt it might be 'cleaner' and best to address it if and when was ready to deal with it. Ken said in his opinion the only thing that was changing regarding the subdivision was who the owner of the subdivision was.

Rob said the lawyer's letter made reference to a non-residential area and that was confusing and not conclusive. Terry said he would ask for clarification from the attorney. Rob said he didn't want to start the AOT process until he had ZBA approval.

Next the minutes were reviewed from the last meeting. There being no corrections, Ken motioned to accept, Terry seconded, all approved. Next Mike Capsalis indicated he would be stepping down as chair due to business and personal health reasons but will stay on as a member. Ken indicated he would not step up from Vice-chair to Chair.

There being no other business before the Board, Amy motioned to adjourn, Wes seconded and the meeting was adjourned at 7:45 PM.

FINAL

Bridgewater Planning Board Minutes  
November 17, 2020

Board members present: Amy Cunningham, Richard Hallberg, Ken Weidman, P. Wesley Morill Jr., Steve Herring, Terry Murphy, Michael Capsalis, Gordon Tapply

Public present: James Gickas, Joseph Driscoll, Laura Spector-Morgan, Ethan Wood,, Alan Barnard, Nancy Hand, James Hand, Richard Lobban, Carolyn Fluehr-Lobban, Holly Emerson, Craig Hall, Kristin Hand, David Hand, Ellen Hand, Bob (Robert) Coco

Acting chair Michael Capsalis called the meeting to order at 7PM. Mike asked if Robert Coco was present and he was. Mike said because his request was short, it had been agreed he would go first. Mr. Coco explained he recently moved here and used to own a skate shop where he lived previously. He had closed that shop and him and his wife have relocated in Bridgewater and bought the RV Park. He would like to continue to sharpen hockey skate blades as he has in the past. It has been a mail order business where people mail him the blades, he does the work, and then mails them back. There is no traffic to his house for this operation. Ken asked where he would be doing the work and Bob said it would be at the campground where they normally make repairs over the winter when the park is closed. A motion was made and seconded to allow him to operate this business with no site plan needed. All present approved and the motion passed.

Next on the agenda was the Hand site plan hearing. Mike indicated the application was complete and he read all the proposed changes to the Board. Mike asked for a motion to accept the application as submitted which was made, seconded, and approved.

Next Alan Barnard passed out copies of the site plan for the Board to review. Alan indicated the septic is approved and there is no change to a subdivision. This is a condominium type ownership Alan said. Alan explained that the setbacks apply to the property as a whole. Alan also explained that the 2014 is the most recent approved plan by the Board. Alan then explained the improvement plan for Unit 3 and the planned relocation of parking spaces. Alan then explained the proposed garage for Unit 7 and the additional parking spaces that would be gained. Alan also indicated there would be 3 parking places at Unit 5 that are being added for overflow parking. Next Alan explained the expansion plans for Unit 7, 8, and 9. He also indicated the garage in the plans already has approval from the Shoreline Protection Act. Alan reminded the Board they are doing a site plan review for Unit 3 and not the entire site.

Nancy Hand indicated they have an average of two spaces for each unit, that no visitors are allowed, and that some units have assigned parking spaces and some don't.

Terry Murphy asked if there was anything prohibiting additional parking near units 9 & 10. Nancy explained there is an area with a steep slope in the back and the association would have to review and approve parking in that area.

Ethan Wood, attorney for the Hands, indicated that any changes would be updated as far as the condo docs go and the Hands do have majority approval already so only an amendment would be needed.

Mike asked Alan how many bedrooms is the whole system approved for and Alan said 34. Mike asked Jim Gickas to confirm the number of bedrooms in the units and Jim said 3. Alan indicated there is no expansion planned as respects number of bedrooms.

Terry reminded the Board of the easement from a neighbor (Lakeside) where their bedrooms are included in the number of bedrooms the Hand septic system services. Lakeside adds 2 bedrooms to the system. Laura, the Town's attorney, asked Alan to provide documentation that Lakeside is included in the septic system. Amy asked for clarification on the septic system regarding including the Lakeside bedrooms.

Laura indicated the DES allowed 34 units on site plus the addition of Lakeside which is off site with 2 additional bedrooms and those 2 additional bedrooms are part of the whole system. The septic system was approved with the Lakeside units added on. Alan confirmed the easement is part of the condo docs. The board then took a 10 minute recess to discuss parking with the Town's lawyer. Mike reconvened the meeting at 8PM. Mike asked the Board if they had any other questions. There was none and Mike then opened up the meeting to abutters.

Richard Lobban, whose family is a long time abutter, expressed his concerns about the number of people that are at the complex and the long term effect it is having on the lake. The number of bedrooms of 34 times even just 2 people per unit is too many in his opinion. He explained the people also bring rafts, boats, trailers, etc and it makes the area very congested. Carolyn Fluehr-Lobban spoke next saying they have trouble enjoying any privacy in the area. The Lobbans both indicated they have recently put their property in a conservation trust in hopes of protecting it and trying to preserve the natural beauty it offers.

Mike asked if there were any other abutters present. There being none, Mike opened the meeting up to the public. There being no public present, Mike closed the meeting to any further comments.

Ken proposed the Board should take the application under advisement and have the Town's engineer and attorney review it in its entirety to determine compliance with the Town's various ordinances. It was also suggested a review be made regarding conversion of seasonal to year round which Laura indicated is a legal issue. Wes made a motion, Dick seconded, and all approved. Mike will obtain an estimate from Northpointe to share with the Hands to see if they wish to continue or withdraw their application.

Attorney Wood asked for clarification as to what the engineer would be determining and Mike explained it would be all aspects of the application.

Mr. Lobban asked about the number of moorings and Mike said he didn't feel this was anything the Planning Board could discuss or determine as those are controlled by The State. Laura indicated she will review this area and let the Board know.

Terry asked about the proposed garage location. Alan said the garage is in a common area and not near a property line. Terry also expressed concern about the space/distance between the various buildings from a fire hazard concern. Laura suggested the Board wait on this until the Board has made a decision. The Hands can then go to the ZBA if they need/want to and ask for a variance/special exception. Mike asked about continuing the meeting and Ethan Wood suggested going with a January 2021 meeting date to allow everyone time to review things. Mike made a motion to continue the meeting to January 19, 2021, which was seconded by Wes and all approved.

Next on the agenda was the preliminary site plan review for Newfound Grocery and Halls Excavation. Alan Barnard explained the two lots involved, who owned each and that the triangular piece is coming from the house lot and being added to the store lot. It makes the lots more conforming and results in an equal exchange which meets the State's regulation. They also hope to build a garage at the house lot in the future for personal use and this would put it on private land.

Holly and Craig explained the current traffic flow of trucks for the store. Holly also explained the previously approved addition at the store has not happened yet due to funding. Terry expressed concern that the traffic flow be more clearly designated or widened so there is more room for larger trucks and school buses, especially since school buses cannot back up. Terry asked if signage could be used and said the Town will talk with DOT to see if they would be agreeable and help. Holly said there is a culvert that may need attention and a shed that could be removed. Discussion was held concerning all of the above. Alan then summarized the plan for the boundary line adjustment and indicated the garage will probably be addressed separately. It was decided an abutter hearing for the plans will be held at the December 15, 2020 meeting.

Ken then made a motion to approve the minutes from the prior meeting which was seconded by Wes and approved by all. A motion was then made, seconded and approved by all to adjourn. The meeting was adjourned at 9PM.

Sincerely,

Denise Stark

FINAL

Bridgewater Planning Board Minutes  
December 15, 2020 7PM

Board Members Present: Joe Wilkas, Steve Hering, Acting Chair Mike Capsalis, Vice-chair Ken Weidman, Amy Cunningham Ex-Officio.

Public Present: Helen Hemphill, Linda Ingham, Craig Hall, Holly Emerson, Alan Barnard

Mike called the meeting to order at 7PM. Mike explained it was a mee4ting for a boundary line adjustment only. Mike read the abutters list and Ken confirmed all were notified. Mike reviewed the application and confirmed it was an equal exchange of land between the two current owners and it was just a boundary land adjustment. Ken moved to accept the application, Amy seconded, and all agreed.

Next Allan Barnard, representative for Hall and Emerson, explained where the boundaries are that were being moved and confirmed it was an equal exchange of land. Allan explained they may be adding a private garage at a later date. Mike asked if the Board had any questions. Ken asked if the right of way was new and Allan explained there was an existing right of way already. There will be no change in traffic patterns at this time as that pertains to the store and we are not addressing the store at this time.

Holly and Craig explained (again as at last meeting), that school buses cannot back up by law and some trucks have to enter on certain sides due to the location of their fuel tanks. They are aware of the traffic concerns and are trying to work out a solution before they go forward with any additions to the store building.

Mike opened the meeting up to abutters. Linda asked where the garage was going to go. Mr. Hall explained on the map presented where the garage might be located. Mike asked the abutters if they had any objections to the boundary line adjustment and they did not. There was no public present. Mike asked for a motion, Ken made a motion, Steve seconded, and all approved.

Everyone present signed the Mylar. Mike postponed reading of the minutes of the last meeting due to missing board members. Amy motioned for adjournment, Steve seconded, meeting adjourned.

Sincerely,

Denise Stark, Secretary