FINAL

Bridgewater Planning Board
February 14, 2023 Minutes

Board members present: Chair- Patrick Roach, Vice Chair- Ken Weidman, Joe Wilkas, P. Wesley Morrill Jr., James Gickas, Ex-officio- Terry Murphy

Public present: None

Patrick called the meeting to order at 7:00 PM. Terry distributed the Town of Bridgewater, NH Floodplain Development Ordinance to the board members. He stated that it is an edit of changes added or deleted. The board members reviewed the ordinance and discussed the changes. Terry stated that the board needs to vote for it to go on warrant article for the town meeting. Patrick asked if the floodplain areas had changed to which Terry answered no. Joe asked what mean sea level meant in relation to the town as the town is so far inland. Terry described that it's an elevation measurement. He shared that there are brass markings embedded in stones around the town that label elevation above sea level and that surveyors use them for reference. James added that houses near floodplains often need an elevation certificate. Joe asked if there was a floodplain map and James answered yes; it can be found on the town's website under FEMA maps. The board then discussed previous flooding in the town over the last few decades.

Patrick made a motion to accept the Town of Bridgewater, NH Floodplain Development Ordinance as written, and Ken seconded. Joe, Wes, James, and Terry voted yea and the motion carried.

Patrick asked if there was old business to be addressed. Ken mentioned Ambrose Bros. would be at the next meeting to revisit their excavation and pit expansion application. Ken explained that he, Patrick, and Terry had reviewed the site plans and all issues seem to be resolved. Kevin Leonard will write to the town with any remaining issues he has found before the meeting on February 28th.

The board members reviewed minutes from the October meeting but could not vote to approve them as there was not a quorum of members who were present for that meeting.

Joe made a motion to adjourn, Ken seconded, and the meeting was adjourned at 7:24 PM.

FINAL

Bridgewater Planning Board
April 18, 2023 Minutes

Board members present: Chair- Patrick Roach, P. Wesley Morrill Jr., Steve Hering, Richard Hallberg, Paul Wilson, Ex-officio- Terry Murphy

Public present: Kevin Leonard (civil engineer, Northpoint Engineering), Rob Ambrose (applicant, Ambrose Bros. Inc.)

Patrick called the meeting to order at 7:00 PM and the members of the board introduced themselves. He declared that the meeting was regarding Ambrose Bros. Inc.'s excavation/pit expansion.

Rob stated he did not bring a plan set but did bring a revised copy of the Northpoint Eng. Letter of 2-25-23 2ed Tech. Rev. Letter Ambrose Bros., Inc., Bridgewater, NH/Pit expansion for each member of the board. Terry stated that they had met twice previously to address the specific details. Rob stated that the new revision leaves out the bond as it pertains instead to the selectmen. He went on to explain that they did get conditional approval in 2021 based on two factors: Kevin's satisfaction on the items and the satisfaction regarding the bond amount. Brief conversation ensued regarding the bond.

The board reviewed the revisions and plans submitted previously. Patrick asked if the board had any questions. Paul asked if there was any pushback from abutters about the proposed hours of operation. Terry answered no, it was an industrial area, and that they haven't received any feedback from abutters. He shared that Ambrose Bros. is going to plant some trees or bushes along Route 3. Kevin asked what would be planted and Rob responded low, screening trees, possibly fir or white pine. Kevin clarified that he was not mandating trees and that he was just pointing out that the board could take that into consideration when reviewing the application. Rob shared that over the last year the front facing area of the property has been seeded, vegetated, and looks good. Kevin explained that self-contained gravel pits are not mandated to have matting on slopes 3:1. Discussion was held regarding the reclamation of a pit and what would happen if a bond was revoked, and the property had to be restored.

Paul asked about the disposal of tree stumps. The ones that would be transported off site or otherwise disposed of. How would they be disposed of onsite? Rob explained that phrase isn't meant to mean burial or piled on site and is to not prematurely exclude another viable and lawful option in the future. He replied that there is a growing market for recycling and shredding stumps into biomass. He stated the plan is to not bring stumps there. Existing stumps from onsite have been hauled away. Paul was concerned about a concentrated pile being buried or above ground. Discussion was held about other communities in which stump burial occurs frequently.

Richard asked what the steepest slope is going to be, and Rob answered 2:1 slopes with 1 existing cliff bordering Whip-o-Will.

Patrick asked Kevin if he had any outstanding issues. Kevin stated that his concerns had been addressed and if the board has reviewed and is comfortable with the resolutions, then he is as well.

Richard made a motion to accept the application as complete with the remaining condition being the bond, and Paul seconded. Patrick, Wes, Steve, and Terry voted yea and the motion carries. Patrick went on to explain that the approval would have to occur after the bond issue is resolved with the Selectmen. Wes, Terry, and Kevin agreed to attend the Selectmen's meeting on Thursday. Kevin and Rob left the meeting at 7:25 PM.

Patrick directed the board to review the minutes from January 2022, October 2022, and February 2023. Paul made a motion to accept the October minutes as written and Pat seconded. All were in favor and the minutes were approved.

Terry made a motion to accept the January minutes as written and Wes seconded. All were in favor and the minutes were approved.

Wes made a motion to accept the February minutes as written and Patrick seconded. All were in favor and the minutes were approved.

Paul made a motion to adjourn, Richard seconded, and the meeting was adjourned at 7:40 PM.

FINAL

Bridgewater Planning Board
May 16, 2023 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, P. Wesley Morrill Jr., Steve Hering, Joe Wilkas, Paul Wilson, James Gickas, Ex-officio- Terry Murphy

Public present: Amanda Thomas (manager, Newfound Country Store), Craig Hall (owner, Newfound Country Store), Holly K. Hall (owner, Newfound Country Store)

Patrick called the meeting to order at 7:00 PM and declared that the meeting was informational regarding the use of, and parking at, Newfound Country Store's recent addition.

Holly explained that they had approached the board in 2007/2008 for an addition to the back of the store but that they could not afford it at that time due to a situation with the gas company and the economic recession. She stated that a private buyer made an offer on the store though it was not for sale and, as a family, they decided that they were not interested in selling. She continued that they needed to plan how to go forward with the existing business to be able to afford to stay open year-round. She explained that in the winter they used to get 300+ snowmobilers a weekend, but with the lack of snow recently, they only get business for 3 weeks from snowmobilers and don't have the skiing population they used to. She stated that the three months of summer are fantastic for business but not enough to carry them year-round. She shared that a friend recommended the Amish for their addition and Holly stated their quote to build was half that of other bids. She went on to say that around November 2020 they presented the board with a different site plan. She stated that last summer they approached the board again for a lot line adjustment so that Craig could build a shop as well as for the addition. She stated that the addition is out of the 40' x 60' footprint due to a farmers porch and that the permit was adjusted to reflect that. She stated that she received a letter from the Selectboard requesting an explanation of use for the building.

Patrick shared that he wasn't on the board for previous business with Newfound Country Store and asked other members of the board for input on their previous plans. Ken asked Terry to get the plans that had been submitted to the town previously. Patrick asked what the addition will be used for.

Holly answered that the addition is an expansion of retail space. She stated that she received a letter a couple of weeks ago that was dated a couple of years ago regarding removal of the containers on the property. She shared the containers have since been removed and were used as storage during construction. She stated that the garage is not used for inventory; it is used for equipment storage.

The board reviewed multiple site plans but did not have the most recently submitted plan.

Patrick asked what the new dimensions were including the porch. Amanda answered 46' x 60' but that it does not encroach on any property lines by hundreds of feet.

Craig stated that previously, the concern was for parking and that he has moved his equipment and cleaned up to make space for such. He stated cars can drive around the building and Amanda added that an 18-wheeler drove around the building today.

Holly added that the set of plans the board didn't have in front of them also had a permitted deck but that it rotted and has since been removed. Craig stated that the sheds had also been removed.

Terry shared his concern that when the store is busy, the traffic patterns become zig zagged and dangerous; cars backing toward gas pumps, inventory trucks coming and going in opposite directions around both the pumps and building, school busses, etc. He stated that there needs to be signage explaining the traffic patterns and suggested "no trucks," "do not enter," "truck and trailer parking," and perhaps "one way." He went on to say that the board needs to see the traffic flow and parking spots delineated on the site plans. Holly replied that she has spent hundreds of dollars on parking signs so far.

Ken explained that the site plans not currently at the meeting showed parking where the animals were and has been moved. He requested proper dimensions be added to the site plans.

Terry gave Craig the Town of Bridgewater, New Hampshire Site Plan Review Regulations. He stated that the current submitted site plan needs to be withdrawn and the newest one submitted.

Patrick asked if there would be a danger to pedestrians either entering or exiting the addition due to visibility for big trucks. Holly responded no and showed why on the plans.

Terry asked if they could create a truck entrance and label it with a sign. Holly said yes and that she would be willing to paint lines or arrows if necessary.

Ken stated that if they place signs, someone chooses not to follow them, and gets in an accident, then they will have done their due diligence in the eyes of insurance. Holly responded that in the last 18 years there has never been an accident at the store's entrance. She continued that she moved employee parking to the back of building to make more room.

Terry asked if there was any chance of a large truck hitting the farmers porch and Craig answered no, there is big enough swing but that delivery trucks occasionally hit the overhang in the delivery area. Terry stated that the selectmen have an issue with safe parking and transit.

Patrick requested the site plan from 2020.

Ken asked if, when they revise the site plan, are they going to back to the previous plan. Holly answered yes because they are no longer doing a lot line adjustment.

Ken stated the next time they come in for a meeting will be a minor site plan review. Holly requested a meeting date. Terry stated they need a letter withdrawing the existing plan and to bring back the mylar so the tax map can be reverted if already altered.

Ken explained that the board's next meeting is June 20th and in order to get the notice in the paper properly, everything will need to be received no later than May 31st with all abutters being notified. He added that the parking spaces must be noted on the site plan as well as the traffic flow and building size to include the porch. Holly asked what happens if abutter notices are returned to her and Ken answered the board just needs proof they were sent.

Patrick asked the board for comments. Paul asked about big boat trailers at the pumps and where they park. Holly answered they park in the upper lot in the back of the building. Steve stated it may be confusing for customers because some of the parking lot is paved and some of it is dirt. Holly replied they are not allowed to pave. Steve responded that a parking lot is considered impervious ground and that they should be able to. Terry added that the site plan review should consider paving.

Holly and Terry had a brief conversation regarding a letter to the liquor commissioner which ended with Terry stating that was a selectmen issue and is not for the planning board. Craig stated there will never be a bar at the Newfound Country Store as long as he is an owner.

Terry asked if there were smoke alarms in the addition and Amanda answered there were four. Holly added there were lighted exit signs as well.

The public left the meeting. Terry stated he was unaware that they changed the site plan and that it will be cleaner on a new piece of paper.

Paul made a motion to adjourn, Joe seconded, and the meeting was adjourned at 7:40 PM.

FINAL

Bridgewater Planning Board
June 20, 2023 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Richard Hallberg, Steve Hering, Joe Wilkas, Paul Wilson, Mike Capsalis, Ex-officio- Terry Murphy, James Gickas (building inspector)

Public present: Linda Ingham, Charles Hemphill Jr., Dennis Capodestria, Jennifer Highland, Alan Barnard (Barnard Survey Assoc. Inc.),

Patrick called the meeting to order at 7:00 PM and changed the agenda order to address the lot line adjustment first, and Newfound Country Store (NFCS) second.

The board reviewed the application to include receipts of all abutters notified. Ken made a motion to accept the application as presented and Paul seconded. Alan presented the site plans of 2770 & 2808 Dick Brown Road being shown on Tax Map 401 as Lots 21 and 22. He explained that they are adding 3.3 acres from one lot to the other so the adjusted lots will be 8.2 acres and 5.1 acres as shown on the survey. Terry asked what the original acreage of the smaller lot was to which Jennifer answered 1.8 acres. Alan stated that the adjusted lot line still meets zoning setbacks.

Patrick asked the board if they had any questions. Steve asked what the water source is and Dennis answered that the smaller lot does not have a water source. Steve then asked if the drilled well on the other lot is 75' from the property line. Alan responded that it is not and wasn't before; the lot is over 5 acres. Terry asked if Alan brought the mylar to sign and he did. Ken asked if there were any abutters present who wished to speak and there were not. Patrick opened the meeting to the public for comments or concerns and there were none. Ken made a motion to accept, Steve seconded, and all were in favor. All members of the board who were present signed the plans and mylar. Dennis and Jennifer left the meeting at 7:20 PM.

Alan declared that he has authorization to withdraw the Newfound Country Store Application on behalf of Craig and Holly. Patrick asked if they would address the board later to which Alan answered that discussion will have to be with them directly; he is not authorized to discuss anything further.

The application was withdrawn. Mike shared that Holly expressed to him that her interpretation of what the board is requiring of her will cause her to go bankrupt and out of business. Terry shared the history of the Newfound Country Store building to include multiple changes of use (retail space, driving range, martini classes, low level liquor license etc.) He stated that he spoke with the town attorney who agreed there was a change of use.

Terry declared that the intent is not to go to war with local businesses, but quoted Steve in saying it sets a precedence and the board can't ignore noncompliance.

Terry asked if there should be a vote to share the situation with the town attorney for review only, no action will be taken. Patrick made a motion, Ken seconded, and all were in favor. Terry stated he will give the attorney the previously submitted plans and the letter from Northpoint Engineering, LLC. The board concluded, using the list from Kevin Leonard of Northpoint Engineering, LLC, that the requests would not be expensive for NFCS other than paving, and that it was basically just additional signage requirements. They concluded that they would be willing to work with NFCS regarding paving over a multiple year period.

Patrick directed the board to review minutes from April 2023. He asked for any corrections or concerns and there were none. Ken and Mike abstained from the vote. Paul made a motion to accept the minutes as written, Steve seconded, and all remaining were in favor. Patrick advised the board to review minutes from May 2023. Terry cited a sentence on page 2 referencing a specific page in the regulation that needed editing. Ken made a motion to accept the minutes as amended, Paul seconded, Mike abstained, and all remaining voted in favor.

Discussion and speculation were held regarding the Denton property and what the requirements might be should it be purchased by a developer (wetland considerations, town road development, access has been terminated through existing right of way, paving, etc.).

Terry updated that the bill to withdraw the Bridgewater-Hebron Village School from the Newfound Area School District has passed the House and Senate and now goes to the governor. He stated that Bridgewater, Hebron, and Groton must vote on the warrant article in March. Mike asked if it was a town or school warrant article and Terry answered town that will require a 3/5 majority rule.

Ken asked if Richard's property that sold and is now advertised as Winni Construction will need a change of use. Richard stated that the business will be doing the same things he did and does not need a change of use.

Paul made a motion to adjourn, Joe seconded, and the meeting was adjourned at 8:25 PM.

FINAL

Bridgewater Planning Board
August 15, 2023 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Richard Hallberg, Steve Hering, Joe Wilkas, Paul Wilson, Ex-officio- Terry Murphy

Public present: David Hand, Ellen Hand, Nancy Hand, James Hand, Alan Barnard (Barnard Survey Assoc. Inc.), Duane M. Hennarichs

Patrick called the meeting to order at 7:00 PM and announced that the meeting is a continuation of the Sandy Beach drainage issue submitted roughly one year ago, before he was a member of the Planning Board.

Terry reported that he, the road agent, and the town engineer looked at the proposal of a catch basin in the driveway area that drains under the road and into a dry well on the lake side of the road. Alan stated that there was nothing going to the lakeside of the road for this proposal. Terry continued that there is enough elevation to allow water to move away from that area and, where the house is going to be torn down, there's a low area that could absorb the water. He stated that if things got dicey in the future, it would need to move down the road and have a culvert put in at the other driveway, at their expense, to drain into the wetlands. Terry summarized that the town is satisfied leaving it effectively the way it is.

Alan clarified that nothing will be going under the road. He stated that for a matter of record, it has been conditionally approved and is not a continuation of the drainage issue; the drainage issue was turned over from the Planning Board to the Selectmen. Alan distributed plans to members of the Board for review. Ken asked how the drainage issue will be solved. James answered it will be regraded and once the contours are established by the drainage, the driveways will be paved to maintain those contours. Alan stated that the drainage issue was in the hands of the Selectmen.

Alan went on to say they corrected the parking for units nine and ten who each have two reserved parking spots on site, not off Whittemore Point Road North.

Alan stated that the old septic system will be replaced with a new one. Ken asked if the new septic plan was the one seen months ago by the Board, to which Alan said yes. Alan stated that there are four new bedrooms, as discussed, on the plans. He stated that the new septic plan has shoreland approvals within 250 feet of the lake. He stated there are two Septic approvals because one is for the new system, and one is for the reconnection of the new tanks on the lakeside. He also stated that the subdivision approval was amended to 40 bedrooms, but there are only 38 on the condominium- two of them are for the Robinson property that abuts them with an easement for their tie into the septic and water

systems. He went on to say units 1, 2, 6, and 12 increased by one bedroom each. He stated all state approvals were done and gave a copy to the Board.

Alan stated that the new unit 3 will conform to all setback requirements and will improve visibility. He stated that nothing will be dug up or need to go under the road. He stated that the Hands submitted the engineer report regarding the water system. They did the pump yield test and it qualified and has state approval. All conditions have been met with no changes; therefore, no abutters need notification, they only had to present all information that was required.

Ken stated that the only thing missing from the plans was that the driveway would be paved and asked if that will be added. Alan answered no, but that it will be arranged with the Selectmen. He added that the amount of pavement is to be determined and dictated to ensure the drainage functions properly.

Terry referenced historical lake flooding in 1973. Reminiscence discussion was held.

Alan stated that the Hands spent a lot of time, effort, and money on this plan. Terry stated the plan is well done.

Patrick asked the Board if there were any questions. Ken asked about keeping notation on the Selectmens' involvement? Alan said yes, because that's what is happening and defends the Board doing its due diligence by delegating it to the Selectmen. James agreed. Terry agreed. Ken asked what the Hands and Alan need now from the Planning Board. Alan answered confirmation that all conditions have been met and supplied to the Board. Patrick said they will need a motion. Paul made the motion that the plans meet the conditional approval and have been supplied to the Board, Steve seconded, and all were in favor. Each member present voted yea and the motion passes. The Board signed copies of the plans. The Hands left at 7:33 PM.

Terry introduced Duane, the owner of Newfound Lake Inn, and his proposal to enlarge the barn. Duane explained that they want to take down the south side of the barn and move it out by 12 feet to make it more comfortable inside, not to increase the existing occupancy of 180. He stated that during events of 180 people they need set up the tables for the meal, then take down the tables to utilize the dance floor and that it is crowded and unprofessional. He shared his goal is to expand the barn to have enough room for tables as well as the dance floor with room for a band or DJ. He stated the hope is to also create a new entrance that has an ADA compliant ramp. He oriented the Board to both the existing and proposed plans for the barn, to include one from a couple years ago for the bar surveyed by Alan.

Terry asked if there would be increased drainage from the roof of the new section that could be problematic to which Duane answered no.

Patrick asked if they were adding parking. Duane answered no, but there used to be a flower garden that has since been removed to create 13 or 15 new parking spots. He

stated that parking curbs were added to keep parking more organized. Terry commented that the parking situation has been much better with fewer cars parking along the main road.

Alan suggested updating the site plans to include parking changes and improvements.

The Board reviewed the plans. Patrick asked if the ramp would be enclosed to which Duane answered yes. Steve confirmed that the goal is to increase square footage, not seat capacity and Duane concurred. Ken asked what the next step is, and if it is for Duane to come in for a site plan review. Terry answered they should update the site plan to reflect what is currently there, followed by obtaining a building permit with no public hearing required.

Steve questioned if the Board should address sound and cited the number of windows on the plans. Terry answered there will always be some element of noise in a commercial establishment capable of occupying 180 people at one time, but that it has been reasonable. Duane stated that the number of windows will stay the same with the barn expansion, but the new windows will be more insulated, and the roof deck is being updated with a higher R value that should also help. He went on to say that they obey the sound ordinance and that he does not recall receiving any noise complaints previously. Terry mentioned that fireworks had been an issue in the past but have not been an issue as of late.

Duane stated that the last wedding of the season is November 4th and that they want to start construction immediately after and work through the winter.

Steve acknowledged that the parking situation had improved, but asked if there were further plans to get excess cars off the road. Duane answered they're working on it. He stated they made a new access road where employees now park. He described the mountainous terrain behind the inn that makes it hard to increase parking.

Patrick asked if they needed a vote or if they would accept the updated site plan with the building permit. The Board agreed that having the plans updated and given to James Gickas, the building inspector, is sufficient.

Steve asked what is currently where the addition will be. Duane answered its driveway and the entrance to the barn that will be moved slightly to the side.

Patrick surveyed the Board. All members were in acceptance with Richard stating he would like to stop by to look it over, and Steve stating he was good if there is no square footage requirement. Richard asked if it would be possible to add more parking in the dirt lot on the right-hand side from the view of the road. Duane answered yes, if they added gravel there could possibly be another 10 parking spots, but that it cannot go any further south as that would be at the property line.

Duane asked where to get a building permit and Terry directed him to the town's website.

Pat directed the Board to review the minutes from July. Paul made a motion to accept as written, Ken seconded, and all remaining were in favor. The minutes were accepted.

Patrick adjourned the meeting at 7:57 PM.