

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