

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