

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.