

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The application was withdrawn.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.