I. Call to Order/Introductions

Touhey, vice-chairman called the meeting to order at 7:07pm

Present: Nedeau, Gerken, Touhey, James
Staff Present: LaBrecque, Town Planner; Maltais, Administrative Assistant

II. Review/Approval of Minutes

James moved, Nedeau seconded the motion to approve the November 23, 2021 meeting minutes as amended.
Voted 4-0, motion approved (Kreitler & Butler absent).

James moved, Gerken seconded the motion to approve the December 14, 2021 meeting minutes as presented.
Voted 4-0, motion approved (Kreitler & Butler absent).

III. Application Submissions

Carl Johnson on behalf of 2015 Pleasant Street Trust-proposed Boundary Line Adjustment to convey 5,902 sq. ft. from Tax Map U15 Lot 43 to Tax Map U15 Lot 42 and proposed Subdivision to create an additional lot. Tax Map U15 Lot 42 and 43 located at 46 and 56 Pleasant Street in the Residential District.

Gerken moved, James seconded the motion to accept the application as complete for the purpose of proceed to a public hearing on January 25, 2021.
Voted 4-0, motion approved.

Carl Johnson on behalf of Waukewan Realty, LLC - proposed Site Plan Amendment to create a residential unit within the existing commercial building. Tax Map R02 Lot 33 located at 173 N.H. Route 104 in the Business and Industry District. LaBrecque- we have the application, checklist and abutter list on file and the fees have been paid. It's recommended the application be accepted as complete for a public hearing this evening.

James Moved, Nedeau seconded the motion to accept the application as complete for the purpose of proceeding to a public hearing this evening.
Voted 4-0, motion approved.

IV. Public Hearing

Meredith Real Property, LLC (Goodhue/Shep Brown) – continuance of the public hearing on October 26, 2021. Proposed Site Plan amendment for renovations and redevelopment of the Marina property. Tax Map U35 Lots 8A, 11, 12 & 14 located at 31 Lovejoy Sands Road in the Shoreline District.

Meredith Real Property, LLC (Goodhue/Shep Brown) – continuance of the public hearing on October 26, 2021. Architectural Design Review of the proposed new showroom, Boat storage buildings, pergola and other existing building renovations. Tax Map U35 Lots 8A, 11, 12 & 14 located at 31 Lovejoy Sands Road in the Shoreline District.

Touhey recused himself, Gerken stepped in as chairman.

LaBrecque- the applicant has asked to have the applications continued until matters are figured out. I spoke with town counsel and she was ok with this, we would need to re-notice abutters once they are ready to present their applications. They won't have to pay the application fees again, but they will need to pay for the re-noticing fees.

Gerken opened up for comments from the public, no comments offered.

Nedeau moved, James seconded the motion to continue both the site plan and Architectural Design Review applications in regards to Meredith Real Property, LLC to a date unknown.
Voted 3-0, motion approved.

Waukewan Realty, LLC - proposed Site Plan Amendment to create a residential unit within the existing commercial building. Tax Map R02 Lot 33 located at 173 N.H. Route 104 in the Business and Industry District.

Nick Fleury, owner- we are looking to add an apartment to our existing building. We did obtain a variance for the use from the Zoning Board of Adjustment. The apartment will have its own entrance to the building. There is plenty of parking space that we are currently underusing. In regards to the waste water disposal, we did a recording of our usage in the building and its much less than what the system can handle.

LaBrecque- there are no site modifications. They received a variance from the ZBA because in the Business & Industry District a residential unit is not permitted, and that notice of decision is attached to your packet. The lot coverage is noted on the plan and it's only at 52.6% where 75% is permitted in the District. There are no zoning implications other than the use which they did receive permission for. There is an existing well and septic system. There are 37 parking spaces currently with 2 ADA spaces and total of 36 spaces is required according to the parking calculations that are derived from our site plan regulations. The board should reserve the right to review and amend, but it's a pretty straight forward and simple project.

James- how many bedrooms will the apartment have? Fleury- two.

Gerken- the confirmation about the septic, does that need to be on the site plan? LaBrecque-usually there is a certain amount of loading with a residential use, which is higher than a lot of other office type uses. My suspicion is that whatever