

Planning Board Meeting
May 17, 2016

Present: Selectman Rep. Mike Darcy, Chair Sean Leary, Dwight Smith, Stefan Zielonko, Zeb Hildreth, Dorianne Almann, and CDC Kathryn Lynch. Mari Brunner and Liz Kelly from SWRPC were also in attendance. Morris Klein and Alternate William Nebelski were excused. The applicant and three members of the public present were present.

6:30 pm: Chair Leary called the meeting to order. Selectman Rep. Darcy made a motion to approve the minutes dated April 26, 2016. He was seconded by Dwight Smith. The motion passed unanimously.

Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by Jason Hodge, tax map 46, lot 172, 27 Northfield Rd., in the Residential District, applicant proposes to have an ice cream stand on their property. Mr. Hodge explained that he has lived at his residence for 21 years. He has watched the downtown ice cream store go from Johnny's to Great Scoops to Uncle D's, and now it is an auto repair garage. He has had this idea for the last 15 years. He thinks that this would be a business that he would like to try because of his location to the ball field and down town. He explained that he has ample room on his lot to have an ice cream stand. He explained that he has a special needs daughter that lives in MA. and would love to move her back here so that she could help with the business. It would be a family run business. His distributor would be Blake's Ice Cream, which is hard ice cream. This ice cream is also served the Blueberry House. If this business is approved and starts to flourish he would like to add two soft serve machines. He would like to start modest and hopes to build to a great business. The area will be fenced in to keep the kids out of the road. There will be picnic tables and ample room for parking. He feels the community needs this business, he has heard from many residents that feel that this will be a great business. He has submitted an application for a curb cut to NHDOT but hasn't had any response yet. He has also added a mirror across the street to help with any traffic concerns.

Chair Leary asked for questions and comments from the public. Steve Bonnette asked for clarification of the properties location. Greg Cavanaugh commented that he thinks this is a necessary business in the down town area. His opinion was that it would bring kids and the community together. Hearing no further questions or comments Chair Leary closed the public portion of the meeting and asked for questions or comments from the Board.

Dorianne Almann asked the following questions: The picture in the application that has a sign stating "Hodge Creamies", does it exist or does it need to be built? (The building exists. It is an old shed that I moved to the location that I wanted the ice cream stand to be and it is placed on blocks. I have been told that it is too close to my property line so I will move it to get it out of the setback. I was under the impression that after my Variance that I could go ahead with the project but the Building Inspector, Rodney Lawrence, stopped by and explained that I could not continue until I received an approved site plan and building permit). Is there water to the building? Reading the Department Head from Water/Sewer Supt., Dennis Nadeau, he commented that he was concerned about water and sewer hookup. (No there isn't water to the building. I spoke to Dennis in the early stages of planning this business and he mentioned an RV hook up would be sufficient. I now understand that I will need to get a water/sewer hook-up application). Will there be restrooms available? (We will have portable toilets and if the business does well we will upgrade). Ms. Almann explained that another Department Head comment that concerned her was from Police Chief Faulkner, who has serious traffic concerns. Have you spoken with the Chief? (No I haven't). There were Department Head comments from Fire Chief Matuszewski. He had concerns about codes being met, and commented that there shall be no parking on Northfield Road at any time. Have you spoken to the Fire Chief? (No I haven't, but I will do anything that is mandated). Do you know about food safety? (Yes my family owns and runs Echo Pudding and I am very aware of food safety standards). Will you have the sign professionally done, and do you know the specifications of the sign? (I plan to have a tapestry type banner on the fence and a small sign on the building. I was planning on making them myself). When do you plan on opening? (I had no idea of all the hoops to this process. I had planned on opening by now but I guess I have awhile to open. This is a new venture. At first I had planned on having a mobile vehicle then I decided to have it at my residence. This will be a seasonal business).

Stefan Zielonko asked what the size of the building will be? (12x16).

Selectman Rep. Darcy explained that due to the traffic concerns and the position of the building, it would be in the Planning Boards best interest to do a site visit. CDC Kathryn Lynch commented that she would look up the schedule for the next softball game to see if the Board could coordinate a site visit on a game night. Selectman Rep. Darcy made a motion to schedule a site visit. He was seconded by Dorianne Almann. The motion passed unanimously. Selectman Rep. Darcy made a motion to table the application until June 21, 2016 so that a site visit could be done. He was seconded by Dorianne Almann. The motion passed unanimously.

6:45 pm CDC Lynch explained that Phantom and Fantasy Fireworks were found in violation of their two year temporary storage permit with the Planning Board. She explained that on her annual inspection of the mobile home parks on May 3, 2016 she and the Building Inspector noticed the containers at Fantasy Fireworks but a picture was not taken until the 5th. The Building Inspector also noticed the containers at Phantom Fireworks on the 13th and took pictures. Both stores were sent violation letters and were fined.

Selectman Rep. Darcy explained that Fantasy Fireworks was at the Board of Selectman meeting last Monday. They discussed that the Planning Board should discuss possibly changing the dates of the permit. He explained that in the audience there were representatives from both stores and the Board should hear their opinion. Chair Leary explained if both stores are having the same concern then it would be responsible of the Board to consider changing the dates, but to have to same dates for both stores for consistency.

Mary, representing Phantom Fireworks explained that each container is delivered separately and not on the same day. When they are all on site they need to be alarmed. After they are alarmed they need to be inspected by the State Fire Marshall. Finally the containers can be filled. After the 5th of July they can be emptied. Then the alarms need to be dismantled and the containers get pick up and removed separately, and not on the same day. To move the 60 day window and potentially decrease the date of the permit from July 15th wouldn't work. The end date is perfect, it's the beginning date that is the issue.

Steve Bonnette, representing Fantasy Fireworks explained that he doesn't know why the 60 day window is cast in stone, this timeline just doesn't work. Fantasy's shipment of stock comes from China. If they delay picking it up there are major fees. He suggested that the Board consider the dates of May 1st – July 15th. These dates would allow the company to receive and set up their containers prior to delivery of product. Then they would still have ample time to remove the containers from the property. This would eliminate compliance issues. Phantom also agrees with these dates.

Dwight Smith asked why neither store has considered adding on so they don't need the containers. The store representatives explained that it is too expensive to build. It is cheaper to have the containers and they allow for temporary flexibility of product. They explained that eight months out of the year they don't need the added storage space. To build on and pay taxes on space they don't need would be foolish.

Selectman Rep. Darcy made a motion to update the Two Year Temporary Storage Permit. This change is effective from May 17, 2016 through May 1, 2018. The revised temporary storage permit dates will be May 1 – July 15th. He was seconded by Stefan Zielonko. The motion passed unanimously. CDC Lynch was asked to sign and send out the Notice of Decision with the date changes to both Phantom and Fantasy Fireworks.

Board Business:

CDC Lynch explained that the town was approved for the grant she applied with from Plan NH. She needs a member from the Planning Board to go with her on June 9th to accept the grant. Chair Leary and Zeb Hildreth will check the date and get back to her.

Mari Brunner and Liz Kelly from Southwest Regional Planning Commission (SWRPC) were present to discuss the proposed Complete Streets Policy and the Rack it Up program. CDC Lynch explained that she submitted the Parade Application to the State on May 3rd and hasn't heard back from them yet. She also contacted Pastor Momaney and hasn't heard back from him either. Chair Leary explained he would reach out to him. Mari passed out information to the Board of a Complete Streets event in Troy.

Liz Kelly explained that she placed the order for the bike racks and they could be in as early as next week. They will be separated in kits and they will need help setting them up. Zeb Hildreth explained that this would be a great project for National Honor Society and he would mention it to them. The bike racks will be five U's instead of four. They will contact the Highway Superintendent and coordinate delivery and storage with him. It was mentioned that the Keene Sentinel should be contacted and be asked to be present on the day of installation. Ms. Almann mentioned that she would contact Molly Kelly and ask her to be present when we have the dates for installation.

Mari Brunner went through edits to the Complete Street Draft Policy. There was more focus on streets from the downtown area up to the school, they were made priority. The packet that goes along with the draft ordinance basically explains key definitions and examples that are in the ordinance. Mari explained that she spoke with Larry Keniston from NH DOT. He explained the Bike-Walk Lanes and the Advisory Bike-Walk Lanes proposed for residential streets in the Rural Agricultural District is appropriate for low volume roads that are not cost effective to construct sidewalks on. The Board asked that some graphs be changed to note hash marks instead of color in case of

black and white printing. The Board would like Highway Supt. Frank Podlenski to review the draft. Then if Frank has no issue with the proposed policy it should be presented to the Board of Selectmen for their review.

Mari then updated the Board about the Complete Streets Event. The Farmers Market has permission to extend their hours that day to stay in coordination with the event. There will be entertainment and food available. She may look into a yoga presenter. The Farmer's Market is trying to get sponsors for a caterpillar lab. The SRO Officer will be in attendance to teach bike safety to the children. The Community Center is allowing us to use the building for possible a small craft fair and the use of the bathrooms. There may be an opportunity to have bikes donated for the day so that attendees can try the bike lanes and sharrows on the street. Chair Leary will create a flyer for the event in coordination with the Farmer's Market. These flyers will be sent to all residents in Hinsdale. He will also create a press release. They have not heard back from Meetinghouse Gardens about rental of plants, but when they spoke to them originally they seemed very interested.

The Board worked on the proposed Solar Ordinance. There was discussion on creating a chart similar to the Open Space Requirements. This way the focused districts, lot sizes, setbacks and other criteria could be clear. The Board determined that they are focused on nonresidential solar over one megawatt. All residential and nonresidential solar installation requires a building permit.

With no other business to discuss, Selectman Rep. Darcy made a motion to adjourn. He was seconded by Zeb Hildreth. The motion passed unanimously and the meeting ended at 8:20 pm.

Respectfully submitted,

Kathryn Lynch