

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – August 14, 2019

The meeting was called to order by Chairman Mark M. E. Frank at 6:30 P.M., followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. E. Frank, Selectmen's Representative Leo Enos, Justin Carter, Mark M. St. Pierre and Vice Chairman Andy Nadeau.

Absent: Penny Noyes and Rusty Scott.

Alternate Members:

Present: Shane Beattie and Maggie Jones.

Absent: Greg Westcott, Donnie Doolan and Garrett Savard.

Others attending:

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, and Mary Gray.

At this time Chairman Mark M. E. Frank appointed Alternate Members Shane Beattie and Maggie Jones to full voting members for the night's meeting in absence of Penny Noyes and Rusty Scott.

To review and approve the minutes of the July 10, 2019 meeting.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to approve the minutes as written. A vote was taken and the motion carried.

Appointment(s): None.

Public Hearing(s): None.

Other Business:

Preliminary Conceptual Consultation:

- Mary Gray was present to discuss her plans to purchase a building on Elm Street and operate a hot yoga studio. She began by explaining she was closing on 19 Elm Street, the former Carpet Barn storage building, on the upcoming Monday. As the building has no water or sewer connection she plans to have connections installed to the Town service. There will be some minor interior work to install a bathroom and a loft with a 6' ceiling height while the first floor will be 10'. The building is heated by infrared heaters which is why, she explained, she is interested in the building-it is ideal heat for hot yoga. Chairman Mark M. E. Frank asked Ms. Gray about parking. Ms. Gray explained that she had originally thought of creating parking at the front of the building but after speaking with Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson she decided that it was not worth the investment for the limited number of spaces created. Mr. Gaetjens-Oleson

did explain that based on the limited access to the property it was difficult to create on-site parking. It was stated that the right side of the property had a shared driveway giving access to the building and the left side has a driveway on the lot. Mr. Gaetjens-Oleson did state that there is ample parking at the Town Hall parking lot, about 100 yards from the site, and there is some on-street parking but advised Ms. Gray not to count on them. He also stated there is enough space on the front of the lot to create about 4 or 5 nose in spaces against the building but it would still be tight and require the removal of a lot of lawn which would impact drainage and snow storage.

Ms. Gray was asked how many sessions she conducted during the day. She answered that her schedule would be four sessions Monday thru Friday at 9 AM, 12 PM, 4 PM and 6 PM with one session of Saturday and Sunday mornings. She also stated that although she could probably fit 20 yoga mats in the building she only anticipates a maximum per session of 12 participants.

Andy Nadeau asked if Ms. Gray was going to place a sign. Ms. Gray stated she did intend to place a free-standing sign out front and passed around a rendering of the sign for the Board to see. Justin Carter asked about exterior lighting and Ms. Gray did explain she most likely will need to have some for the walkway but does not have a plan yet. She did say she is working with the Coos Economic Development Corporation through their beautification program and the exterior improvements would be developed in the near future.

Mr. Gaetjens-Oleson explained to the Board that he did not feel Site Plan was necessary for this project. He believed that the change of use was low impact and since there was going to be no disturbance of the small lawn and parking was going to be directed to the public parking lot there was not a necessity for Site Plan, only a Commercial Building Permit. He did advise Ms. Gray that she advertise parking for her facility would be at the Town Office and if there were issues with parking availability in the future she would need to come back to the Planning Board for further, more formal review.

Commercial Building Permit(s):

- Brian Beattie/Mount Orne Enterprises (Owner) & Jack Andrews (Applicant)-Install 6 antennas and related radio equipment on existing telecommunications tower.
Mr. Gaetjens-Oleson stated that this permit was for AT&T to replace some existing equipment on the Mount Orne tower. He further explained that he also received a notice of preservation review for AT&T on the Mount Orne tower because apparently AT&T has purchased equipment on the tower.

Voluntary Merger(s): None.

Recent Zoning Decision(s): None.

Training Topic(s) & Material(s): None.

Announcement(s) & Correspondence(s):

- Mr. Gaetjens-Oleson gave an update of the first Master Plan Committee meeting. He explained that the meeting was mostly just to introduce the committee to each other and for them to get an overview of what a Master Plan is, what the process will to update it

and to schedule future meetings. The committee decided that meetings would be held the second Thursday of the month at 5:30 PM. Mr. Gaetjens-Oleson stated that he would provide updates to the Board on the Committee's activities.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Leo Enos and seconded by Mark M. St. Pierre to adjourn. A vote was taken and the meeting adjourned at 7:00 P.M.

Respectfully,

Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Approved:

Mark M. E. Frank – Chairman

DRAFT