

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on January 15 , 2019**

minutes approved on 2/5/2019

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, 15, 2019 at 7:00 p.m.

**MEMBERS PRESENT:** Michael Croteau - Chairman, Kimberly Queenan - Vice-Chairman, Kate Stevens - Alternate, Tony Turecki - Alternate, Steven Webber - Selectmen's Rep.

**MEMBERS ABSENT:**

**ALSO PRESENT:** Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC)

**CALL TO ORDER**

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

Chairman appoints Kate S. and Tony T. as voting members for this meeting.

**Public Input:** No Public input on non-agenda items.

**AGENDA ITEMS:**

1. **Community Design Chapter** Hearing - Master Plan
2. **Mel's Funway Park** an application by Wayne Caulfield, Michael Accomando and Joan M. Durocher, 448, 450, 454, and 460 Charles Bancroft Hwy.  
An application for a lot line adjustment between lots 7 and 17 on Tax Map 20, then a consolidation of lot 17 with lots 15,19, & 21-1.  
A non-residential site plan to depict the removal of the existing driving range and layout of a proposed bumper boat pool, and several kiddie attractions.  
Further amend the site plan approved June 6, 2017 to allow permanent enclosures of the three pavilions and amend the site plan approved February 17, 2015 to allow a permanent fence to screen a portion of the hayride pathway.

## Public Hearing Community Design - Master Plan Chapter

The Chairman opened the hearing to public comment, hearing none, public comment was closed. This chapter has been worked on extensively over the past months. Kim Q. made a **MOTION** to approve the Community Design chapter. Steven W. seconds the motion Motion passes 5-0-0.

### 2. Mel's Funway lot consolidation and 2018 Site Plan Additions and Amendments

Present: A. Prolman, Esq., Owners Wayne Caufield and Michael Accomando, Brenton Cole, Keach Nordstrom Associates.

Andy Prolman: At the onset we are requesting conditional approval of the lot line adjustment and the site plan.

Items that have been added to the plan from the Nov. 20 meeting:

- Show placement of eleven temporary lights on the Durocher lot and internal to Mel's lot.
- Carnage Haunt fencing
- Identified all permanent structures
- Approximate locations of temporary haunts and plotted hayride path
- Add details to sheet 14 construction details
- More detail on renderings of buildings with elevations, and renderings of pavilions
- Note 14 hours of operation added
- Note 15 DOT note re: parking on the CARCON lot
- Note 22- 23 wavers added to the plan
- Note 19 regarding eleven porta potties around the site
- Note 20 no parking on Colby Rd. the ultimate decision is up to the BOS

Andy Prolman: We have provided a number of submittals over the past month. We have provided the permits for the two barns on the haunted hayride. Nov. 22 we submitted revised waiver requests. We are amending the plans to accurately show the status of the property today.

On Jan .9, '19 I submitted a letter, after talking to Atty. Hollis, proposing to amend the plans with a solid fence around the carnage haunt. They would be 12' panels painted the same color brown as pavilion enclosures to completely block view of the carnage haunt. Some areas they would need to be raised up, in that case, shrubs would be planted below.

Also in the Jan. 9 letter we are proposing a short sidewalk 4' wide on the east side of CBH from Colby Rd to the crosswalk on CBH. The sidewalk would be out of the State right-of-way (ROW) privately maintained.

An alteration of terrain permit from DES and a Shoreland Protection permit will be needed for the Haunted Hayride.

The Board agreed the above items would be needed at the time of % for the Bumper Boat attraction.

Brent Cole: We are scheduled to meet with Lower Merrimack River Advisory Committee (LMRLAC) next Thursday regarding the shoreland and river. We addressed LC Engineering comments, minor labeling issues.

Andy Prolman: There were two comments from Fire Chief Fraitzl. We have added a gravel rd. to south. There are two fire hydrants on CBH across from Mel's. Those two items will satisfy the Fire Chief's concerns.

**WAIVERS** Two requested.

Site Plan 120.14 Off-Street Parking The applicant now show 1. The approximate limits of parking areas for Spooky World; 2. Estimated parking capacity for Spooky Worlds; and 3 temporary features such as fencing and light towers.

Paving over an active cornfield (map 20 Lot 7) for 24 nights of Spooky World and full compliance with 120.14 would be an unreasonable hardship for the applicant.

Site Plan 150.7 Structure Area (u) requires plans to show: "The location, dimensions, number of floors, total area and first floor elevations of all existing and proposed buildings." The current plan provides this information for the new bumper boat amenity. Further, the Kiddie Mel's area is at grade and does not involve an new buildings. Thus, we submit we comply with 150.7 (u) with respect to the proposed amenities for Mel's. The only items missing from 150.7(u) are other building dimensions and first floor elevations. All of the building at Mel's have been on site for many year, with building and inspection records on file with Town Staff.

Mike C. questions some items for the proposed bumper boats.

Andy P. It is a big pool, the building will have a pump, parts, cleaning materials.

There will be no changing rooms, people not intended to get wet.

#### Public Comment

Morgan Hollis, Esq. representing Rick Charbonneau commends the applicants and everyone working on the project almost every comment has been addressed. There has been a lot of negotiation with the applicants.

We do have a concern with the carnage haunt, there are areas in excess of 12' in

height. Whatever it takes the carnage haunt need to be totally screened from Charles Bancroft Hwy. That should be a condition of certificate of occupancy. All the rest of the project we are in line with.

Kate S. asks about off site parking year round. On the Durocher lot after farming is done it is the parking for Spooky World. There is a seasonal parking note on the plan.

Kim Q. asks about parking and traffic flow.

The sidewalk goes along way to solve the concerns about for safety and movement of pedestrians.

8:05 p.m. Public Hearing closes

#### Waiver Requests

Kim Q. makes a **MOTION** to approve the waivers for 120.14 off site parking and 150.7 u structure area (spelled out above) Steve W. seconds the motion. Motion passes 5-0-0.

#### Conditions of Approval

1. Plan copies with professional seals & signatures
2. Original Mylar with professional seals & signatures (for lot line adjustment and site plan)
3. Electronic submission per regulations (As-builts as required)
4. All fees paid, and escrow maintained as required
5. The "carnage" haunt will be fully screened and not noticeable from Charles Bancroft Hwy
6. L.C. Engineering notes of 1/10/19 amended on plan
7. Show easements for well radius
8. Fire Chief recommendations for adequate fire apparatus access to the rear of property and consideration should be given to providing on site fire protection (hydrant) if additional structures are being considered
9. Work with Police Dept. and Board of Selectmen for addressing "No Parking" on Colby Road.
10. Stacked tires to be removed on hayride site

Conditions Subsequent before certificate of occupancy on Bumper Boat Attractions.:

1. A 4' wide asphalt sidewalk on east side of CBH Map 20 Lots 18 & 22 shown on plan
2. As-built of 4' wide asphalt sidewalk on east side of CBH on Map 20 Lots 18 & 22
3. State Permits, Alteration of Terrain, Shoreland Protection, Septic Approval
4. Lower Merrimack River Local Advisory Committee (LMRLAC) to review plan

Kim Q. makes a **MOTION** to conditionally approve the application by Mel's Funway Park for a lot line adjustment between lots 7 and 17 on Tax Map 20, then a consolidation of lot 17 with lots 15,19, & 21-1.

A non-residential site plan to depict the removal of the existing driving range and layout of a

proposed bumper boat pool, and several kiddie attractions.

Further amend the site plan approved June 6, 2017 to allow permanent enclosures of the three pavilions and amend the site plan approved February 17, 2015 to allow a permanent fence to screen a portion of the hayride pathway.

Steven W. seconds the motion. The motion passes 5-0-0.

#### Committee Reports

Kim Q. reported the Heritage Committee will hold their second meeting and create by-laws. NRPC has transportation projects online.

Mike C. The Conservation Commission will meet the first Thursday of the month. January 24 LMRLAC meets at Nashua Public Library at 7:00 p.m.

#### Approval of Minutes

11/24/18 Site Walk of Mel's Funway Minutes Steven W. makes a **MOTION** to approve 11/24/18 minutes Tony T. seconds the motion. Motion passes 5-0-0.

Steven W. makes a **MOTION** to approve the P.B. minutes of 12/18/18. Tony T. seconds the motion. Motion passes 5-0-0.

#### Escrow Amounts Refunded.

Steven W. makes a MOTION to refund the engineering escrow amount for Lot 88 Litchfield, LLC site plan (multi-family housing - Page Rd.) approved on 1/26/2017. Kim Q. seconds the motion. Motion to release escrow passes 5-0-0

Kim Q. makes a MOTION to refund the engineering escrow amount for Romano's Pizza. Steven W. seconds the motion. Motion passes 5-0-0 (plan amendment approved 8/7/18)

#### Planning Board Membership

Chairman Mike proposes suggesting to Selectmen to move Kate S. and Tony T. to full members of the Board.

A **MOTION** for the above full membership is made by Kim Q. and seconded by Steven W. Motion passes 5-0-0

February 5 is the next planning board meeting, to work on the Transportation chapter of the Master Plan.

Kim Q. motions Tony T. secondes to adjourn the meeting at 8:33 p.m. Motion passes 5-0-0.

Respectfully submitted,  
J. McKibben

