

Planning Board Meeting Minutes

July 5, 2016

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6:30 PM

Chairman Scott Burns called the meeting to order at 6:31 PM.

Members Present: Chairman Scott Burns, Peter Corey – Selectman Rep, Everett Kennedy, Frank Lombardi, Alan Theodhor – Alternate and Joyce McGee – Secretary.

Absent: John Tholl Jr. and Mike Carifio.

Public Present: Richard Harris Sr. and Richard Harris Jr.

Chairman Burns appointed alternate Alan Theodhor as a voting member as John Tholl Jr. was absent.

Minutes:

A motion was made by Alan Theodhor to accept the June 21, 2016 minutes as written, seconded by Frank Lombardi. No further discussion, all in favor, motion carries.

Development Permit(s):

Burke, John & Joan – Map 241 Lot 034-M10, 12 Ellies Lane: To replace existing trailer with a 2009 Hampton by Crossroads trailer, put on same footprint. **A motion was made by Peter Corey to approve the placement of a 2009 trailer on same foot prints, seconded by Everett Kennedy. All in favor, motion carries. APPROVED**

Fill, Thomas & Cheryl – Map 239 Lot 016, 283 Twin Mtn. Road: To construct a 37.5' x 36' single family home and a 24'x24' slab for a future detached garage. The Board went through the Absolute Criteria and Single Family Home chart. **A motion was made by Frank Lombardi to accept the Development application as complete, seconded by Alan Theodhor. All in favor, motion carries.**

A motion was made by Frank Lombardi to approve the construction of a 37.5'x 36' Single Family Home and a 24' x 24' slab for a future detached garage as stated on the Development Permit, seconded by Peter Corey. All in favor, motion carries.

Harris, Richard – Map 218 Lot 054, Mobile Home Park: To place two (2) manufactured homes in said park as part of the 2006 Planning Board approval #538 of 23 units. Mr. Harris stated that he had water and sewer already going to 25 Serenity Drive (MH#35 on new site plan submitted on 7/5/2016) which was paid for back in 2012. Mr. Harris was advised that the moratorium was still on for the Bray Hill Tank which effects his park. Peter Corey stated that if the Town finds that no more connections can be made then the Town would have to give back the money that was paid for the hook-ups. He would like to put a conditional approval regarding the hook-up. Mr. Harris stated that the new home would be coming in, in about 6 weeks.

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The other trailer which is indicated at MH#40 on the site plan could have an artesian well if hook-up is not allowed. Mr. Harris would have to pay the \$1,000.00 hook-up on this one. Frank Lombardi asked about not allowing any further extension on the water line.

Since the two manufactured homes were on one application it was requested that they be separate. Mr. Harris excused himself to re-do the applications. The Board moved on to the next application.

Waterman, Benjamin – Tax Map 103 Lot 102, 36 Brown Street: To construct a 12' x 16' shed in backyard. A letter from a side abutter was submitted as the shed would be placed closer than the 25' setbacks. The streetscape is in town, the Board wondered what the setback was for the rear of the property and if it was closer than the 25' setback then a letter would be required from that abutter. Secretary McGee will contact them.

Cont'd – Harris, Richard -

Frank Lombardi wondered if Mr. Harris should be allowed to put the manufactured home at 25 Serenity Drive or should it wait for the conditions to be met. Board didn't see a problem with it.

#25 Serenity Drive -

The Absolute Criteria was done stating that the Planning Board would accept the placement of the manufactured home but could not be connected to the municipal water supply until approved by the Selectmen. Frank Lombardi wondered about a back-up plan for the water. Mr. Harris stated that it would be costly if he had to put in an artesian well as he already has everything hook-up and ready to go. The Single Family checklist was completed. **A motion was made by Alan Theodor to accept the application as complete, seconded by Frank Lombardi. All in favor, motion carries.**

A motion was made by Peter Corey to approve the application to place a 2017 Colony 14' x 76' mobile home with an 8' x 16' porch and a 10' x 10' shed on 25 Serenity Drive as complete, with the following conditions: The placement of the manufactured home is approved but may not be connected to the municipal water supply until such connection is approved by the Board of Selectmen, seconded by Everett Kennedy. No further discussion, all in favor, motion carries. APPROVED.

MH#40 – The Absolute Criteria was done stating if no Town water then artesian well as no municipal water is available at this time, 7/5/2016. The Single Family checklist was completed. **A motion was made by Frank Lombardi to accept the application as complete, seconded by Alan Theodor. All in favor, motion carries.**

Frank Lombardi stated that if the home shifted more than 50' then Mr. Harris would need to come back with a new site plan.

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A motion was made by Peter Corey to approve the application to place a 2019 Colony 14' x 76' mobile home with an 8' x 16' porch and 10' x 10' shed on Lot #40 per site plan submitted 7/5/2016 as complete, with the following conditions: The placement of the manufactured home is approved but no municipal water connection is available for this property at this time. Should the final site location move from the proposed location by more than 50', the applicant must request approval of the final site plan by the Planning Board, seconded by Everett Kennedy. No further discussion, all in favor, motion carries. APPROVED.

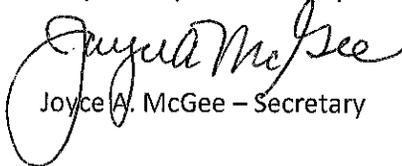
Other Business:

- Application for the Construction of New or Substantially Modified Underground Storage Tank Systems – Morrison Hospital, 6 Terrace Street, Whitefield, NH.
- Office of Energy and Planning – Survey needs to be completed.
- Peter Corey asked about Parenteau, Richard and if a letter had gone out. Secretary McGee advised that a certified letter had gone out but with no deadline. The Board felt that another letter should go out, giving them 30 days to submit the variance application.
- Secretary McGee received an e-mail from Jay Aube – Land Resources Management Compliance Div. of NHDES Wetlands Bureau re: Map 219 Lot 043, Smith property on Mirror Lake Island. He wanted to know if the Board had any specific questions as the homeowner wants to do some improvements to the property. Only restriction that the Town has is a 25' height restriction.

Adjournment:

A motion was made by Everett Kennedy to adjourn at 8:30 PM, seconded by Alan Theodor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott Burns - Chairman