

Planning Board Meeting Minutes

September 6, 2016

6:30 PM

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Chairman Burns called the meeting to order at 6:30 PM.

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

Members Absent: John Tholl Jr., Michael Carifio and Frank Lombardi.

Public Present: Richard Harris Sr, Claude and Sara Roy and Larry Rexford.

Larry Rexford was present to give the Board an overview on how to review/read septic designs. Things to look for: Standard well radius is 75' up to 750 gallons then 100' radius for an additional 750 gallons if the gallons exceed 1500 then need to refer to NHDES guidelines, each bedroom represents 150 gallons per day. Peter Corey wondered if there was a chart and Mr. Rexford, stated yes, a nice chart is available. Look for the Intent of the Plan, the design intent will tell you what is happening. The soil data will give you information on the water table. What is the designer calling for? Check test pits and make sure it perks within the zone, 20' if more needs new test pit done. Should show 25' setback requirements. Look at tie points, bench marks and key elevations. Should be using schedule 40 pipe. Chairman Burns wanted to know how long designs are good for, from the date of approval for construction you have 4 years then you need to resubmit. The tank can be closer than the leach field, yes, as close as 50' and the leach field 75'.

If someone wants to add on to the existing house with a bedroom you need to go to the state with a plan showing existing septic and what your plan is if septic fails, you could add a second tank. Until it fails, you can exceed the number of bedrooms on the existing approved plan. Same with grandfathered properties anything prior to 1967 when DES started you need to submit.

Shoreline: 0'-50' can't be in that area, after 100' another set of rules apply. Seasonal water table is 24'.

The Board thanked Mr. Rexford for his time and felt it was very informative.

Chairman Burns appointed alternate Alan Theodhor as a voting member.

Other Business:

Septic Designs:

Habitat for Humanity, 5 Johnson Drive, Tax Map 233 Lot 053: Amended Sewage Disposal System – Approved

Building Permit(s):

Roy, Claude and Sara, off Greenwood Street, Tax Map 231 Lot 043: Secretary McGee gave an overview that Mr. Roy would like to build a riding arena and that the Board had questions so they asked Mr. Roy to attend this meeting. Mr. Roy stated that the riding arena was going to be for personal use only. Peter Corey asked about the sign, as it looks like a business. Mr. Roy said he would like to leave the sign up but nothing will change to a business. Would like to hook on to Water/Sewer as he would like to put a bathroom in at the arena. Secretary McGee advised that there is a \$1,000.00 hook-up fee for each. Mr. Roy stated he was aware of that. The arena will be no more than 70'x 200', enclosed and will be on lot 43 only. **A motion was made by Peter Corey to give conditional approval of the 70'x200' enclosed horse arena. Need a confirmation of building height as not to exceed 35', seconded by Everett Kennedy. All in favor, motion carries.**

Secretary McGee told Mr. Roy that if anything changed from personal use to commercial, he would have to come back to the board.

Mr. Roy wondered about a drainage issue but the Board directed him to the Selectmen.

Keller, Karen & Wooley, Ron – 56 Pierce Road, Tax Map 230 Lot 017: To remove a 20'x21' shed. **A motion was made by Peter Corey to approve the application as presented, seconded by Alan Theodor. All in favor, motion carries.**

Girouard, Jeanne, 45 Lancaster Road, Tax Map 101 Lot 001: To bump out existing bathroom with a 8'x7' addition and remodel. Alan Theodor is an abutter and wondered where the addition was going to be. Secretary McGee would call Ms. Girouard and ask her to contact Mr. Theodor and put a stake in the ground showing the area. **A motion was made by Peter Corey to have Alan Theodor look at the site and notify Secretary McGee if he consents to the location, seconded by Everett Kennedy. All in favor, motion carries.**

Morton, Shane & Dunn, Sara - 101 Lancaster Road, Tax Map 101 Lot 014: To remove decaying porches and replace with new. Renovations of interior: Studio apartment in basement, Main Floor a 2 bedroom apartment and 2nd Floor a 2 bedroom apartment.

The Board wanted more information on where the parking was and how many spaces. CDG states that you need 1800' sq. ft. for parking and turning and no more than 6 parking spaces for what is being proposed; Wants approval from Water/Sewer Departments regarding increase of use; Need approval from DOT regarding driveway access on to Rte 3. Secretary McGee will contact the applicant.

Minutes: **A motion was made by Everett Kennedy to accept the August 23, 2016 minutes as written, seconded by Alan Theodor. All in favor, motion carries.**

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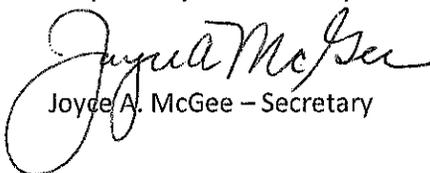
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Correspondence:

- Copy of ZBA Notice of Decision – Granted: Richard & Margaret Parenteau.
- Original Notice of Planning Board Decision on Harris Family Trust Case # 594-A: Phase I of Master Plan. Chairman Burns signed the decision and now Mr. Harris needs to acknowledge receipt of the Notice and accept all the provisions setforth. Ms. McGee will get him to sign.
- Everett Kennedy shared an article from paper re: Abutters to appeal mobile home park expansion.
- Verify date of the next CIP Meeting – September 27th at 6:00 PM.
- Peter Corey stated that the Whitefield Zoning and Ordinance Subcommittee is looking at a fee schedule for the Town, the Board advised him that they tried this a few years ago and the Board of Selectmen did not want to charge for any permits.
- Next meeting will be Tuesday, September 20th at 6:30 PM. Board would like to go to the Inn at Whitefield after meeting.

Adjournment: A motion was made by Peter Corey to adjourn at 8:04 PM, seconded by Alan Theodor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott Burns - Chairman