

Planning Board Meeting Minutes

April 6, 2016

6:04 PM

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

Members Present: Scott Burns – Chairman, Frank Lombardi, Everett Kennedy, Mark Lufkin – Selectman and Joyce McGee – Secretary.

Absent: John Tholl Jr., Michael Carifio – Alternate and Alan Theodhor -Alternate.

Public Present: Richard Harris Sr., Richard Harris Jr., Robert Stiles, Tim Sutherland, Ed Tibbets and David Scalley.

Minutes: March 9, 2016 minutes tabled.

Consultation:

1. Tim Sutherland Surveyor – 2 Lot Subdivision Kimball Hill Road (Tax Map 245 Lot 11): Mr. Sutherland was present representing the Harris children. The land is part of the Harris Farm with some pasture but more forest land. The adult children are trying to settle the estate by each of them getting some land which this subdivision reflects. Lot 1 will be 17.97 acres with the dwelling and Lot 2 with the remaining 69.33 acres. Mr. Sutherland stated that the entire parcel was surveyed years ago. Water and contours are shown as well as the 25' setback lines, and soil types are listed on the side.

Chairman Burns stated that there is enough frontage on the Kimball Hill Road for Lot 2. Mr. Sutherland stated that he is not sure if it can be developed based on the soil type and steepness of the land. Some corrections need to be made on the plan submitted regarding Map and Lot.

Hearing is scheduled for Tuesday, April 12th at 6:30 PM.

2. David Scalley – 11 Main Street (Tax Map 103 Lot 059 & 060): Mr. Scalley was present informing the Board that he would be removing the existing Hardware Store structure and replacing it with a structure that would have 4 apartments and 2 retail units. Right now the existing building does not meet the setbacks as the building is right on the road. He is proposing to pull the new structure back 10' to 12' from the existing footprint to give enough room for a sidewalk. Kellogg Surveying prepared a survey of the land showing the proposed building, parking lot and 25' setback line (See property file). Mr. Scalley was here to get ideas and thoughts of the project. This project is not a different use at this time. If something with food goes in that would require a change of use.

The first thing is that the two lots need to be merged. Joyce McGee will get him the proper paperwork to do this.

Chief Watkins needs to be involved with the project. Mr. Scalley was advised to meet with him. The project fits the existing street scape. Does the project need a public hearing? Downward lightening will be used. Mr. Scalley stated that this will take two years to complete. The Board will get back to him on if a public hearing is required.

3. Robert Stiles – 3 Lot Subdivision on Maple Street (Tax Map 104 Lot 048): Mr. Stiles was present, stating the he would like to make two additional lots. The Board was concerned about the sewer lines. The Town sewer line was shown on the plan but no private lines or old lines were shown. Mark Lufkin stated that homeowners have spent a lot of money to hook on to the town line and it needs to be shown. Has any easements been recorded? Board wasn't sure what the lot size in town was but needed to look into it.

Items needed: More accurate sewer lines need to be shown, setback lines and soil types.

Public Hearing will be scheduled for May.

Development Permits:

Tibbets, Edward (Tax Map 103 Lot 082) – Mr. Tibbetts was present and notified the Board that his house was destroyed by fire. He has put a deposit on a manufactured home so he would like to raise the burnt house and put a new 28' x 42' house on a pad plus adding a new 28' x 30' garage. Square footage wise not changing much. Short across the front but a foot longer in the back. Bridge crossing all okay.

A motion was made by Mark Lufkin to accept the Development Permit as present, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

Severance, John (Tax Map 221 Lot 025) – To construct a 6' x 48' addition to existing house. No concerns were voiced.

A motion was made by Frank Lombardi to accept the Development Permit as present, seconded by Everett Kennedy. All in favor, motion carries. APPROVED.

Burdette, Paul & Jeanne (Tax Map 217 Lot 19.01)- To construct a 36' x 28' garage with a driveway in 2016 and a 52' x 32' Ranch in 2017. A 911 address was given as 45 Northwoods Drive. The Board wondered about Town water and sewer hook-ups it was determined that during the subdivision approval back in 2006 PB#535 that an agreement was made that the lots within this subdivision would have access to the town utilities. Frank Lombardi had concerns on approving the house which would not be built until 2017. Since the permit is good for 3 years it should not be a problem.

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A motion was made by Mark Lufkin to accept the Development Permit as present with the condition that a private road agreement is signed and that the owner is aware that the building permit is only good for 3 years. If the owner makes any changes to the house plans, then they would need to come back and revise, seconded by Everett Kennedy. All in favor, motion carries. APPROVED

Correspondence:

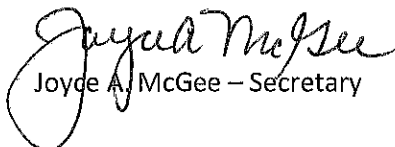
- Letter from Town of Carroll regarding a public hearing on a wireless communications facility.
- Save the Date: Annual Planning & Zoning Conference, June 4, 2016.
- Letter from NHDES re: Duguay, Peter & Rebecca (Tax Map 243 Lot 40) Deficiency (see property file)
- Joyce McGee advised the board that the Regional Emergency Management Service antenna that is to be placed on the cell tower was being submitted as part of a grant the Town of Lancaster is applying for.

Mr. Harris presented the Board with the road plan that he would not leave at the March 9, 2016 meeting and asked them to consider it. The Board took the plan but did not look at it and told Mr. Harris that they would take it into consideration but would not discuss anything at this meeting.

Chairman Burns stated that the Planning/Zoning subcommittee from the Revitalization Committee would like to go through the CDG and start making updates. They would like to get North Country Council involved. Frank Lombardi stated that only the Capital Improvement Plan monies were passed for this year. He would also like to see what ideas that they might have. Chairman Burns said that the subcommittee would need to make recommendations to the Board. Mark Lufkin wondered if NCC should be involved as the Town Attorney has already started working on it.

A motion was made by Mark Lufkin to adjourn at 7:48 PM, seconded by Frank Lombardi. All in favor, motion carries.

Respectfully submitted by


Joyce A. McGee – Secretary


Scott Burns - Chairman