

Planning Board Meeting

August 4, 2015

6:30 PM

Page 1 of 2

**Members Present:** Scott Burns – Chairman, Everett Kennedy, Alan Theodhor, Mark Lufkin – Selectmen and Joyce McGee – Secretary.

**Absent:** Jerry Hite, Frank Lombardi and John Tholl Jr.

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

Chairman Burns appointed alternate Alan Theodhor as a voting member.

**Minutes:** A motion was made by Everett Kennedy to accept the minutes of July 7, 2015 as written, seconded by Alan Theodhor. All in favor, motion carries.

Robert Stiles was present to discuss creating two new 16' R.O.W.'s off of Freds Way, Tax Map 101 Lots 22 and 60. Lot 22 is owned by the Jackson Family Trust, the proposed R.O.W. would abutt the lot line of Lot 17.1 on the Southerly side. Lot 60 is owned by Hicks Logging, Mr. Stiles indicated that he is in litigation with Mr. Hicks over the existing R.O.W. that is stated in the deed. The proposed R.O.W would abutt Lot 17.1 on the Easterly side then running Northerly abutting Lot 21. The Board didn't know if this needed to come before them as a Public Hearing or if they really needed to be involved at all. Mr. Stiles asked if the plan should show both R.O.W.'s or be separate, the Board advised separate as two different owners. Board advised Joyce to check with Town Council to see if the Planning Board should have any involvement.

Frank Lombardi arrived.

**Development Permits:**

**Elaine (Fenoff) Wiseman, 123 Parker Road - Tax Map 230 Lot 24:** To construct a 24 x 24 Agricultural Barn. **Approved**

**Alfred & Gale Roy, 16 Ellies Lane – Tax Map 241 Lot 034:** To replace existing 1972 mobile home with a 2014 Eagle River Home. This permit has been pending as approval from NHDES Shoreline Permit was needed. Approval was received. **Approved**

**Wanda & Jerome McGee, 18 Whispering Pines Drive – Tax Map 219 Lot 018:** To construct a 3 Bedroom modular home with detached garage. The Board received 3 copies of proposed septic plan and signed off approving said plans. They now need to go to NHDES for approval. The Board did not approve permit until approval is given by NHDES. **Pending**

**PLAN #582 – Morrison Hospital Assoc – Rehab Wing: Conditions met.**

**PLAN #581 – TransEdge Energy II, LLC – Propane Tanks: Conditions met.**

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Page 2 of 2

**Other Correspondence:**

**Richard Harris, Tax Map 218 Lot 053:** Jason Call the Town Assessor questioned if the Planning Board had made any restrictions regarding a driveway entrance off of Hall Road to an existing lot. No notes were found. Board would like Public Works Director, Shawn White to look at entrance to make sure it's okay. Board also wanted to know how other lots were going to be accessed. Joyce will follow-up with Shawn and Jason.

**Rodney Edwards, Tax Map 230 Lot 007:** Mr. Edwards was wondering if he could remove a R.O.W. Board felt he needs to consult a lawyer on this issue.

**Richard A. Roy Rev. Living Trust, Tax Map 240 Lot 018:** Board was advised that a guest house was placed on property without a permit. Town doesn't allow for two dwellings on single lots, Joyce will notify them that they need to come before the board.

**Richard Wilson Jr., Tax Map 251 Lot 21:** Joyce advised the Board that she had sent a letter to Mr. Wilson regarding permitting and expiration of 3 year time limit on existing use of property, formerly George Dean property – Scrap Metal and Excavation.

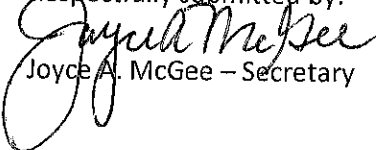
Letter from the Town of Lancaster regarding PB#780 – Mary Kopp & Prospect Farm-Lancaster, LLC, lot line adjustment. See attached letter.

OEP Annual Survey – Joyce will fill out.

No other business came forth.

**A motion was made to adjourn at 7:40 PM, seconded. All in favor, motion carries.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

Scott Burns - Chairman

