

Planning Board Meeting Minutes

August 8, 2017

6:30 PM

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Vice Chairman Everett Kennedy called the meeting to order at 6:33 PM.

Roll call was taken:

**Members Present:** Everett Kennedy – Vice Chairman, John Tholl Jr. – Selectmen Rep., Alan Theodhor and Joyce McGee – Secretary.

**Members Absent:** Scott Burns – Chairman, Frank Lombardi and Tim O'Neil – Alternate.

**Public Present:** Cathy Conway

**Minutes:** Minutes of August 1, 2017 were tabled until September meeting.

**Other Business:**

**Septic Design(s): Robinson, Sharon – 276 Jefferson Road, Tax Map 226 Lot 063.1:** Cathy Conway was present representing the applicant. Ms. Conway stated that the existing septic tank will be replaced with a new 1250 gallon reinforced concrete tank. Ms. Robinson owns two lots, the lot in question is located in the rear of lot one and has a 25' ROW to access said lot. Ms. Robinson's daughter would like to place a mobile home on lot were an existing home was. Where it is on a separate lot it complies with the one single family structure on a lot standard. **A motion was made by Alan Theodhor to accept the septic design as presented, seconded by John Tholl Jr. All in favor, motion carries.**

**Cargill, Robert & Daphe – 995 Jefferson Road, Tax Map 215 Lot 016:** Cathy Conway was present representing the applicant. Ms. Conway stated that the homeowners would be building a new home on said lot. In reviewing the property assessment card the Board noted that a home already exist on said lot. Therefore, it would be in violation of the Development Code as only one single family home per lot. The Board advised Ms. Conway that the applicant would need to subdivide the lot. At this time the septic design was tabled. **TABLED**

**Development Permit(s):**

Secretary McGee asked if the Board wanted approved Development Permits posted on site. The Board had mixed feelings. Those members present felt it would make enforcement easier but since there was not a full Board it was tabled for further discussion.

**S&S Property, LLC – 43 Brown Street, Tax map 103 Lot 067:** Application was received: to remove current structures on property including small collapsing shed behind house and house. To replace with new structure using same foundation currently there, house will be same measurements of current structure. Secretary McGee brought up Water/Sewer concerns as this property is on Town services and

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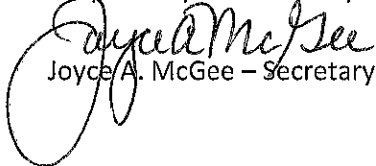
not sure where the line is and if it ties into the 45 Brown Street property. Needs to be two separate services, the Water/Sewer Departments will be contacted for their input. **A motion was made by Alan Theodhor to accept the permit as presented with the conditions that Water/Sewer needs to be a separate service from 45 Brown Street and that a Asbestos pamphlet be given to applicant, seconded by John Tholl Jr. All in favor, motion carries.**

**S&S Property, LLC – 45 Brown Street, Tax Map 103 Lot 067.1:** Application was received: to repair/replace walls, floors and sheetrock; replace old plumbing and address water line connection; to add a 8'x48' farmers porch on front of home; to add a 8'x16' porch on back side of home where second door is located; new siding where no proper insulation was ever put in. The Water/Sewer issue was brought up regarding separate services as stated in the above 43 Brown Street discussion. PWD Shawn White would need to sign off regarding the farmer's porch as concerns with plowing and town ROW may be a problem. The Board wondered if the driveway entrance was going to stay the same. **A motion was made by John Tholl Jr. to accept the permit as presented with the conditions that Water/Sewer needs to be a separate service from 43 Brown Street and that the PWD signs off regarding setbacks from town road, seconded by Alan Theodhor. All in favor, motion carries.**

**Lufkin, Mark – 90 Union Street, Tax Map 231 Lot 020:** No action will be taken at this time as items on lot change daily.

**A motion was made by John Tholl Jr. to adjourn at 7:25 PM, seconded by Alan Theodhor. All in favor, motion carries.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Everett Kennedy – Vice Chairman