

Planning Board Meeting Minutes

December 1, 2015

6:45 PM

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CIP Meeting started at 6:30 PM – See CIP minutes (Meeting adjourned at 6:45 PM)

Members Present: Everett Kennedy, Scott Burns – Chairman, Alan Theodhor, Frank Lombardi and Joyce McGee – Secretary.

Absent: Mark Lufkin – Selectmen and John Tholl Jr.

Public Present: Robert and Sally Maroon, Kathleen Kopp, Richard Harris Sr. and Richard Harris Jr.

Chairman Burns called the meeting to order at 6:45 PM.

Chairman Burns appointed Alan Theodhor as a voting member in the absence of John Tholl Jr.

Minutes: A motion was made by Everett Kennedy to accept the minutes of November 10, 2015 as written, seconded by Frank Lombardi. All in favor, motion carries.

Consultation: Richard Harris Sr. – to expand Mobile Home Park off from Hall Road and existing park. Mr. Harris handed out a paper showing where he would like to put 10 mobile home units (see attached). He stated 6 units would be located on Map 218 Lot 51.1 and 51.2 with Town water/sewer hook-ups. The driveway would be an existing driveway within the park, access would be from Rte 3. The 4 additional units would be off from Hall Road located on Map 218 Lot 51, with separate driveways and private water/sewer.

The Board expressed concern that the 50' R.O.W. within the approved subdivision was not up to Town Road Standards. Mr. Harris stated that he would not be using this as an access for what he is proposing at this time.

Frank Lombardi was concerned about more traffic off Hall Road and the maintenance of the road. Also, more traffic off from Rte 3. Need to make sure Emergency vehicles would be able to get to units.

Board advised that they would like a Master Plan. Are you expanding on subdivision road?

Quite a bit of discussing took place regarding Scenic Road regulations as Hall Road is classified as one. Mr. Lombardi read some of the RSA pertaining to Scenic Roads. Mr. Harris stated that as a landowner he can cut whatever he wants, that the statute pertains to Utilities and Municipalities having to get permission. Mr. Lombardi was wondering if the town had acquired any shade or ornamental trees along Hall Road. No one seemed to know this.

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Needs to meet 25' setbacks from Hall Road will ask Shawn White, PWD about town R.O.W. Board will need something from the State on traffic entering Rte 3.

Mr. Maroon stated that Mr. Harris already has 6 driveways along Hall Road now and sees that more are already cut in. Mr. Harris stated that 3 are for logging purposes but one will be used for a house lot. One entrance is to an existing foundation. Mr. Harris stated that he has already spoken to Shawn White, PWD on driveway permits. Mr. Maroon wanted to know what would prevent him for putting in 200 lots on the 158+ acres, as he already has 35 in existing park.

Mr. Harris advised that the electric stops at George Glidden's house and that he would have to bring power 660'.

Board asked if any of the lots were going to be combined, need to show on Master Plan.

Board wasn't sure if the Town could accommodate more users for Water/Sewer. Mr. Harris needs to check with those departments. Mr. Harris said the Town should have never let two parks from Dalton hook into town system. Board asked about the water for the 4 houses along Hall Road, Mr. Harris stated that a well exists already and that Carr Well Drilling, said it would support the 4 two bedroom homes. It produces 15 gallons per minute.

Mr. Harris plans on putting in two septic tanks for the 4 homes. Right now the existing park has a holding tank where solids are pumped by a private hauler and gray water is processed through the Town system. The Board would like to see the septic design approval from the state. Mr. Harris stated he would not be starting this process until he gets approval from the Board for the project as the septic design will be very costly.

The plan that was passed out shows land in current use and land not in current use, the assessor for the Town would assess the penalty when needed.

Board felt that the Manufactured Home Park would fall under Commercial Use and that the absolute criteria would be used as well.

The Board asked that Mr. Harris come back at 6:30 PM on Tuesday, December 8th for further consultation and have more information available.

The Board has some questions for the Town Attorney.

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Development Permit: Locke, Tim and Cindy – Map 103 Lot 066, 41 Brown Street: To place a 12x20 carport along existing fence. **APPROVED**

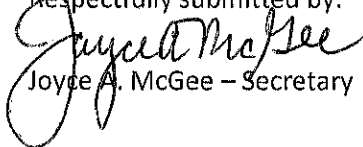
Other Business:

-Board reviewed three (3) letters to be sent to property owners asking them to come to the Board as changes have been made to their properties.

-Mr. Greg Winn of GH Winn Builders asked if a well needs to meet setback requirements if moved closer to the boundary line. Board stated that it did not, but a new plan would need to be filed to show the location. (Map 239 Lot 016) Joyce McGee will contact him.

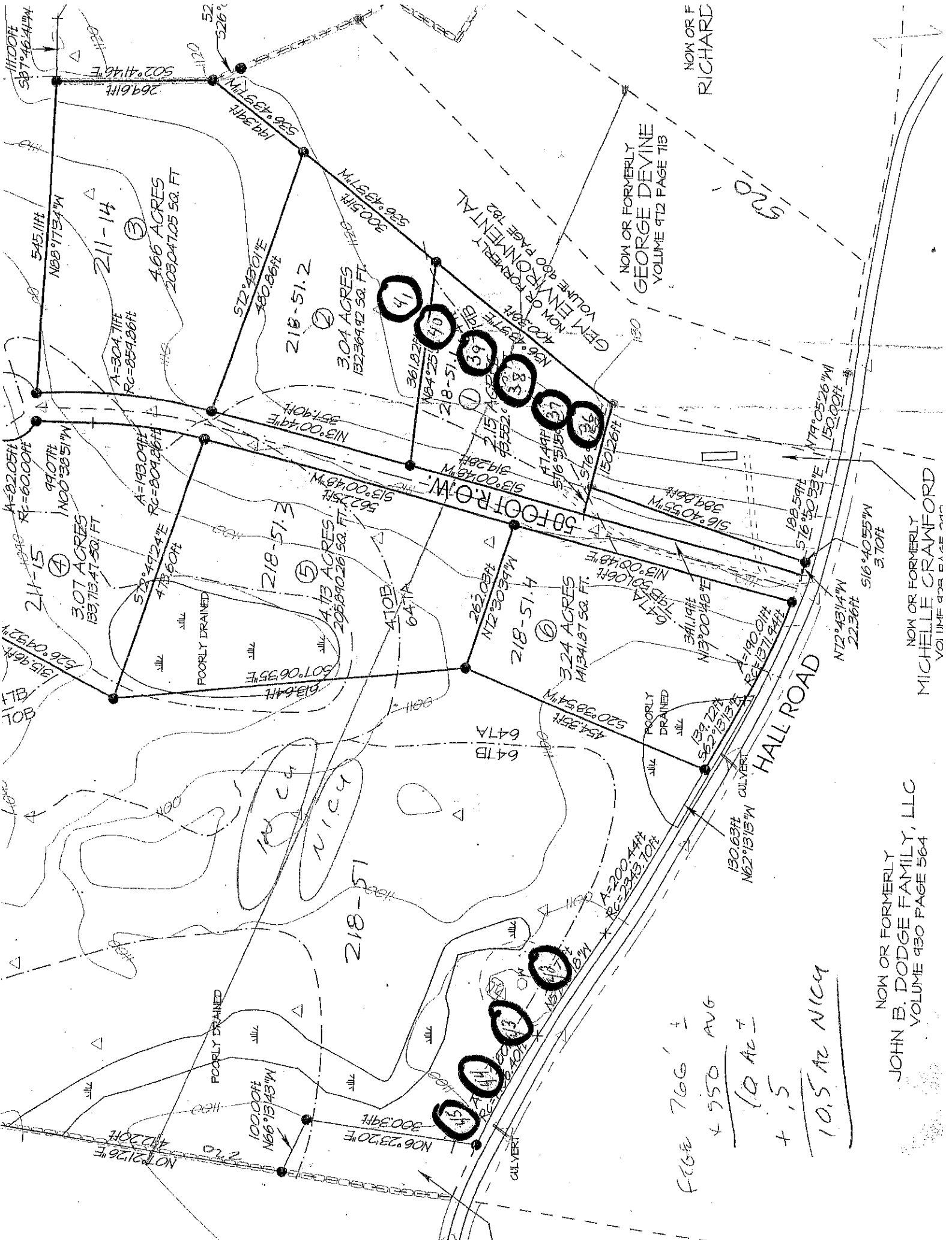
A motion was made by Everett Kennedy to adjourn the meeting at 8:10 PM, seconded by Frank Lombardi. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott Burns - Chairman





NOW OR F
RICHARD

NOW OR FORMERLY
GEORGE DEVINE
VOLUME 912 PAGE 113

NOW OR FORMERLY
MICHELLE CRANFORD
VOLUME 923 PAGE 222

NOW OR FORMERLY
JOHN B. DODGE FAMILY, LLC
VOLUME 930 PAGE 564

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+ 550 AVG
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