

Planning Board Meeting Minutes

December 8, 2015

6:30 PM

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Members Present: Mike Carifio, John Tholl Jr., Scott Burns – Chairman, Mark Lufkin – Selectman, Frank Lombardi and Joyce McGee – Secretary.

Absent: Alan Theodhor and Everett Kennedy.

Public Present: Robert & Sally Maroon, Kathleen Kopp, Richard Harris Sr., Richard Harris Jr., David Holmander, Robert Stiles and Public Works Director – Shawn White.

Chairman Burns called the meeting to order at 6:35 PM.

Chairman Burns appointed Mike Carifio as a voting member in the absence of Everett Kennedy.

Minutes: The minutes of December 1, 2015 were unable to be voted on as members present were not part of that meeting, will review at the January 5, 2016 meeting.

Holmander, David – 8 Main Street: The Board had requested Mr. Holmander to come to the meeting regarding opening an Art Gallery at said location. Chairman Burns asked if the commercial kitchen was still there, Mr. Holmander stated, “No”. He said that back in 2008 it was an Art Gallery and when he bought it the realtor told him that he wouldn’t need to do anything. Board felt since it’s always been a commercial location that there was no need to file a Change of Use form. **A motion was made by Frank Lombardi to allow the Art Gallery with no additional permits required, seconded by Mike Carifio. All in favor, motion carries.**

Consultation with Richard Harris Sr.- to expand Mobile Home Park off from Hall Road and existing park: Mr. Harris passed out a copy of a site plan showing some changes from the previous plan that he had at the December 1, 2015 meeting. Changes show that the 4 trailers along Hall Road would be configured differently as Mr. Harris just purchased a small .70 acre lot, Map 218 Lot 050. Chairman Burns stated that the old subdivision is on the books as single house lots. Mr. Harris stated that he did not purpose anything for the subdivision. Chairman Burns said that it was approved for house lots and that doesn’t go away.

Public Works Director – Shawn White arrived.

Mr. Harris advised he would like to do away with lots 1 & 2 from the original subdivision (Map 218 Lots 51.1 and 51.2). The lot that Mr. Harris just bought, Map 218 Lot 050 (.70 acres) the board would like to see this lot merged with Map 218 Lot 051 as one unit would straddle the boundary line. Mr. Lombardi would like to see more on the slop of the land and drainage. He also asked about the lot sizes and

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distance between each unit. Mr. Harris stated that they are usually 50' x 100' but these would be more. Tree/shrubs are used as buffers between each unit.

Sally Maroon asked about having two homes on one lot, she thought that it wasn't allowed.

The Board asked PWD, Shawn White what the setbacks are from the center of road; he answered 25', a total of 50'. Mr. Harris stated that homes 42 and 45 already have existing driveways. This would be a total of 3 driveways off of Hall Road.

PWD, Shawn White read out of the Town's Driveway Permit Rules and Procedures, page 15: 8. Driveway Limitations (c) & (d) – see attached. After reviewing the driveway areas and reading this section Mr. White would grant 2 (two) driveway entrances. What are the exceptions for existing driveways? As part of (d) 1:c – Other unique characteristics such as frontages in excess of 1000 feet or historic considerations. The 1000 feet comes into play. Board didn't have a problem with issuing the driveway permit for the two driveways off of Lot 51.

The Board needs to determine what needs to be done regarding merging lots and lot line adjustments, then the abutters would get notified. Mr. Harris would like to have everything done in one night. The Board agreed that they could do this.

The Maroons were concerned with the existing width of the driveway with all the mailboxes off of Hall Road. Is this going to happen with the new driveways off of Hall Road? Mr. White stated that this was done before his time but he assured the Maroons that only a 20' width was given. If Mr. Harris needs to expand driveway to get homes in then he can but he will be required to bring it back to the standard size. What would be the time frame to do this? Mr. White said the Planning Board would put a time limit on this.

Mr. Lombardi was wondering about the well radius and the driveway going across it. It was noted that you can have a driveway crossing utilities. Why isn't wetlands, drainage, culverts etc showing on plan? On the 1st culvert the water runs north to south for about 50' on the 2nd culvert it equalizes and doesn't follow north to south.

Board needs Water and Sewer departments to sign off allowing the 6 (six) units to be on the Town systems. Mr. Harris presented the Board with an approval from Terence Welch of the Wastewater Department.

Is there enough water pressure for a domestic fire? Mr. Harris needs to check with Fire Chief.

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Mr. Harris stated that due to the topographic nature no more homes could be placed along Hall Road. He dug test pits and they passed.

Board is still waiting to hear from town's lawyer.

Will there be a buffer between road and homes? Mr. Harris answered, "yes". Mr. Harris has also looked into the utilities and advised that he has two options: Bring utilities from McLean property up road and then into the woods or go from existing 50' R.O.W. underground. Under ground is less costly now but hasn't gotten a quote yet, the overhead is around \$13,000.00.

Joyce McGee read a letter from Ralph McLean and Ursula Cleary – see attached. The Maroons stated that the Dodge's who are abutters have concerns as well. Mrs. Maroon handed out a copy of Hall Road Concerns – see attached.

Mr. Lombardi stated he would look into the wetlands.

The Board was not sure on how to handle the lots that are straddling the lines, whether to advise to merge lots or lot line adjustments. Joyce McGee will advise once she hears back from lawyer.

Frank Lombardi doesn't feel comfortable having everything in one meeting night as we don't know all the answers yet.

The Board was asked to approve the driveway permit for two locations along Hall Road. **A motion was made by John Tholl Jr. to approve driveway permits for mobile home #42 & #43 off of Hall Road, Tax Map 218 Lot 51, seconded by Mark Lufkin. Frank Lombardi had concerns again with wetland and all terrain permitting. Mark Lufkin said that Mr. Harris needs to follow all the rules and if he impedes on any wetlands then he has to follow the rules. All in favor with Frank Lombardi opposing, motion carries.**

Mr. Harris asked what he needed to do for the next meeting. Would need to determine who the abutters are; Lot Line Adjustment or merge lots; approval to hook on to Town Water for the six homes off existing park; power is it going to be buried or be above ground.

Traffic flow was brought up by the Maroons and Mr. Harris stated that he has 5 State approved driveway permits off of Rte 3.

The Board had no further questions at this time.

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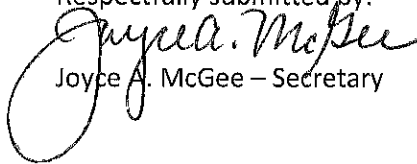
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Stiles, Robert – 38 King Square re: Gym- The Board asked that Mr. Stiles come in as a gym is located in the lower level of 38 King Square. It was asked if the boxing ring was gone, Mr. Stiles stated, "yes". Is it open to the public, Mr. Stiles stated, "yes it always has been even when the PAL boxing ring was there. There was no fee at that time and now you have to pay". Are there two egress exits, Mr. Stiles "yes, and it is sprinkled". Mr. Stiles said that Fire Chief Watkins can look at it but in the past Chief San Martin came through. The Board decided that no Change of Use was needed, but they wanted Chief Watkins to look at building with Mr. Stiles or owner of gym.

Other Business: - None

A motion was by Mike Carifio to adjourn at 8:04 PM, seconded by Mark Lufkin. All in favor, motion carries.

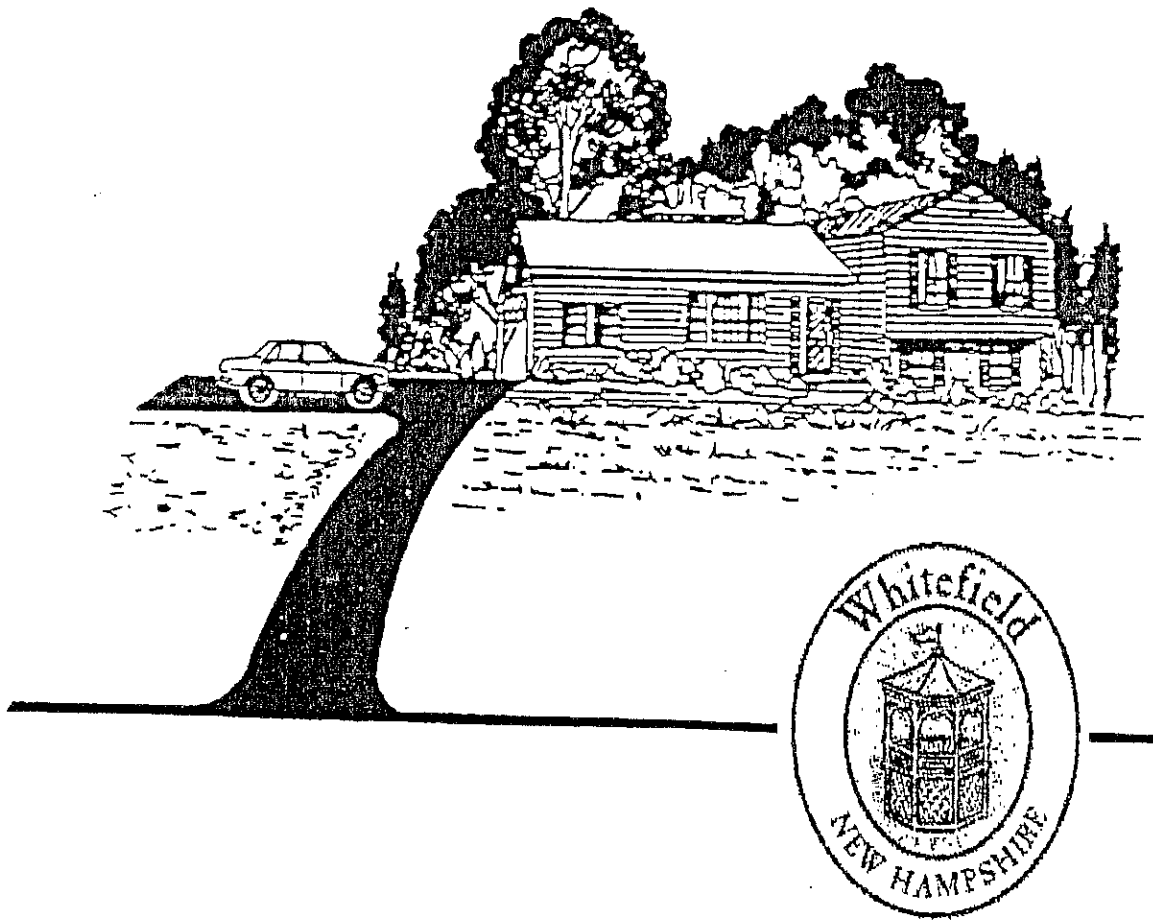
Respectfully submitted by:


Joyce A. McGee – Secretary

Scott Burns - Chairman



**POLICY FOR
THE PERMITTING
OF
DRIVEWAYS AND
OTHER ACCESSES
TO THE
TOWN ROADWAY SYSTEM**



**TOWN OF WHITEFIELD
PUBLIC WORKS DEPARTMENT**

**DRIVEWAY PERMIT RULES AND PROCEDURES
ADOPTED BY THE PLANNING BOARD ON: OCTOBER 8, 2008**

(3) Any other term, condition, or specification deemed necessary by the Public Works Director for the safety of the traveling public; and

(4) The signature of the Public Works Director.

(c) The Public Works Director may require the applicant to record the permit, and any easement deeds received, at the applicant's own expense, in the appropriate county registry of deeds in order to provide notice to the public of special conditions attached to the permitted driveway.

(d) A driveway permit shall be denied if the applicant fails to submit information required by the Public Works Director to determine whether a permit shall be issued.

(e) A driveway permit shall be denied if the proposed driveway will cause an unreasonable hazard to the traveling public.

(f) The issuance or denial of a permit may be appealed by filing a request for an appeal hearing pursuant to this policy.

(g) Requests for an appeal hearing should be submitted in writing to:

Town of Whitefield 7 Jefferson Road Whitefield, NH 03598

Attention: Planning Board

8. Driveway Limitations.

(a) No more than 1 driveway shall be permitted to a single parcel of land or lot of record, on a single roadway unless there is all season safe sight distance of 400 feet in both directions along the highway. If the all-season safe sight distance cannot be obtained, and the driveway is not an unreasonable hazard to the traveling public, the single driveway shall be located at the safest point as determined by the Public Works Director.

(b) When frontage along the roadway is 500 feet or less, no more than 2 driveways to a single parcel of land or lot of record shall be permitted, so long as all season safe sight distance can be maintained for all driveways and there are no other significant safety risks that could endanger the traveling public.

(c) Except as provided in subsection (d), when frontage on a single parcel of land or lot of record does exceed 500 feet, no more than 3 driveways or accesses shall be permitted. The construction of internal street systems or service roads outside the roadway right of way shall be utilized, if practicable, to provide greater safety for the subdivision occupants as well as other roadway users, and to maintain the level of service of the roadway.

(d) The Public Works Director may grant exceptions to (c) above if warranted by unusual conditions. In determining whether an exception may be granted, the Public Works Director shall consider the following factors:

(1) Whether the literal enforcement of the policy will result in unnecessary hardship to the applicant, which hardship may be demonstrated by:

a. The presence of topographical features of the property which unreasonably restrict internal street access, such as mountains, ravines, lakes, rivers and wetlands;

b. Restrictive parcel area and depth which unreasonably constricts internal street access; or

c. Other unique characteristics such as frontages in excess of 1000 feet or historic considerations; and

(2) Whether the grant of a driveway permit is consistent with the spirit and intent of this policy as expressed in the Purpose section above.

9. Right-of-Way Restrictions

(a) Parking, loading, vending or servicing of vehicles shall not take place on the town roadway or in the right of way.

(b) Items including, but not limited to, permanent or portable buildings, signs, lights, displays, fuel tanks or septic systems shall not be permitted on, over, or under the town roadway or the right of way.

(c) Access to the town roadway from the parcel other than by a permitted driveway(s) shall be prohibited by appropriate barrier islands, including natural landscaping.

10. Driveway Characteristics and Distances.

(a) Except as provided in (b) below, the maximum width of any driveway shall be 20 feet measured parallel to the highway centerline at the right-of-way line.

(b) In the case of major entrances, the Public Works Director shall evaluate safety and capacity criteria to determine the width necessary for safe channelization of traffic.



Fax Cover Sheet

Date 8 Dec 15 Number of pages 2 (including cover page)

To:

From:

Name WHITEFIELD TOWN OFFICE Name R. McLENN / il. CLEARYCompany WHITEFIELD, NH 03548 Company _____Telephone 603-837-9871 Telephone 202-686-9550Fax 603-837-3148Comments PER TELECON

7 90363 00711 1

Fax - Local Send



7 90363 00714 2

Fax - Domestic Send



7 90363 00720 3

Fax - International Send

fedex.com 1.800.GoFedEx 1.800.463.3339

To: Whitefield Town Planning Committee
In care of Town Office

Subject: Potential Development of Land on/near Hall Road

Ref: Informal meeting of Committee Date: 8 Dec 15
Evening of 8 Dec 15

Text: Ursula Cleary and I own two properties on Hall Road (#170 and 169) and are concerned that new construction, said to involve approx. 150 acres, may affect our holdings (considerations including traffic, scenic, property-values, wetlands and historical aspects).

We hope that town government will ensure that appropriate official procedures are followed and the interests of other citizens are taken into account.


(This is the more important to ~~us~~ us because we inherited from my late mother, Mary Reed (McLean), and because our son

Tracy and his family are looking forward to inheriting in their turn: they have loved visits to Whitefield.)

Thank you for your consideration.

Sincerely yours,

Ralph T. McLean


P.S. Circumstances prevented typing this up; sorry.

HALL ROAD CONCERNS

Quoting a letter from the Board of Selectmen to Scenic Road Residents dated September 25, 2000.

"The scenic road designations in Whitefield indicate respect for and pride in these landscape areas which are important to community character. Steps should be taken to insure that the provisions of these laws are known and enforced in order not to compromise the cultural landscape characterized by the field patterns marking early agricultural settlement in outlying areas."

The location of the proposed trailer park was photographed and in the center of Life Magazine. Hall Road is older than Whitefield being the old Oxen Trail from Portland to Burlington.

The scenic road dynamics were lost as you start down Hall Road from Route 3 when the Country Village Trailer Park was developed as it was to have a separate entrance off Route 3. No problem what you do on your own land but, when it spills out effecting the actual road by widening it for 23 mail boxes and now 7 driveways and more driveways requested extending down the road with the proposal of another trailer park and becomes commercial than it effects a lot of people.

To construct Country Village the wet lands were filled in which flooded the basement of the home across the road. Gravel was delivered last month to the proposed new trailer park. This is wetlands yet the Mcleans near this same area were denied the option to rebuild a barn by the town where the foundation still is due to wetlands.

This proposed property is in current use and have heard it does not pass perc test for septic systems. If the town approves water to some of these new trailers how will it fulfill its previous obligations preapproved to other developments in town?

Country Village roads do not meet town standards. Isn't this a safety issue for the emergency vehicles? Who enforces this? Is this how it will continue in the new proposed park?

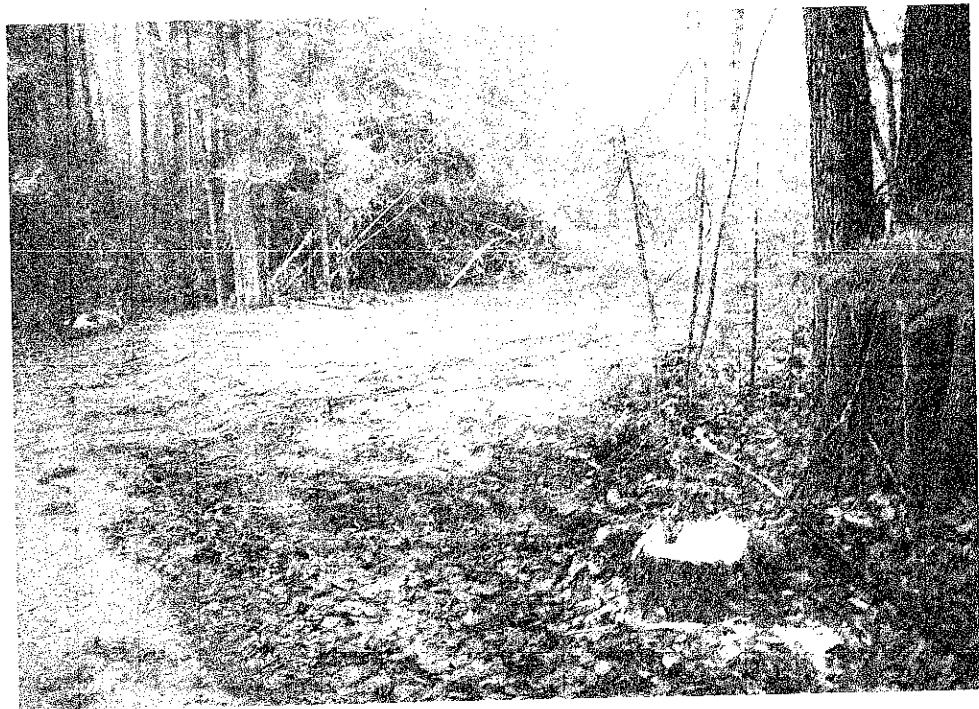
Hall Road traffic has greatly increased every year and they drive very fast. No more of the leisurely Sunday drivers or hunters of years past. It is difficult to pull out of driveways. To continue adding driveways where there are already 7 (2 not permitted) with all the high traffic added with even more trailers would be unsafe.

The property owners along Hall Road are very saddened by the proposal of a 3rd Trailer Park on Hall Road in Whitefield. Some that aren't able to be here are looking into lawyers to represent them. This proposal doesn't show respect or pride for a scenic road.



PICTURE PERFECT was the Hall Road in Whitefield, a favorite subject for amateur photograph-

HALL ROAD PICTURED IN LIFE MAGAZINE



NOV 2015



Office of Selectmen

Town of Whitefield, N.H. 03598

"Heart of the White Mountains"

603/837-2551

To: Scenic Road Residents
From: Board of Selectmen
Date: September 25, 2000
Re: Scenic Road Information

Enclosed is information we've obtained relative to scenic roads. We felt this information would be of benefit to the residents of scenic roads and answer questions they may have on scenic road designations.

SCENIC ROADS

Any road in a town, other than a Class I or II highway, may be designated a scenic road (NH RSA 231:157). Whitefield designated Hall Road as scenic at the 1973 Town Meeting and three more roads were designated at the Town Meeting in 1975. The entire length of Kimball Hill Road, the length of Gould Road, and the length of Spencer Road were added to the roster of Whitefield's scenic roads.

The designation of "scenic" denotes that the road is deserving of particular care, especially in protecting stonewalls and trees situated on the public right-of-way. Repair, maintenance or paving cannot involve destruction of these historical landmarks without the consent of the planning board or selectmen. Scenic roads are also protected from despoliation by utilities companies without the consent of the owner or payment for damages.

The scenic road designations in Whitefield indicate respect for and pride in these landscape areas which are important to community character. Steps should be taken to insure that the provisions of these laws are known and enforced in order not to compromise the cultural landscape characterized by the field patterns marking early agricultural settlement in outlying areas.