

Planning Board Meeting Minutes

February 14, 2017

6:30 PM

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

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

Members Absent: Peter Corey – Selectmen's Rep. and Michael Carifio – Alternate.

Chairman Burns appointed alternate Alan Theodhor as a voting member.

Minutes: A motion was made by John Tholl Jr. to accept the minutes of February 7, 2017 as written, seconded by Frank Lombardi. All in favor, motion carries.

Other Business:

Driveway Permits: Harris Family Trust, Harris Sr., Richard – Tax Map 218 Lot 051: Mr. Harris was not present. The Board reviewed the request for a Driveway Permit on 9.2 acre lot on Hall Road. Since it was not part of Phase I of Mr. Harris' mobile home expansion a motion was made as follows:

A motion was made by Everett Kennedy to table the Driveway Permit until further information is received, seconded by John Tholl Jr. No further discussion. All in favor, motion carries.

Correspondence:

-Letter from NHDES re: Letter of deficiency on West Side Road, Tax Map 243 Lot 040 – Peter & Rebecca Duguay. (See Property File)

-Secretary McGee advised at the last meeting the Board wanted to know about recommending the proposed amendments to the CDG and if the Selectmen could as well. It was pointed out by Town Counsel that the articles already say "proposed by the Planning Board" but they could underline it or bold the lettering and "yes" the Board of Selectmen could recommend, which they have already done. Board was fine the way it was prepared, no changes recommended. (See attached)

Public Present: Richard Harris Sr., Duncan Nevers and Richard Harris Jr. arrived.

-Frank Lombardi passed around a brochure that he had put together on the 6 amendments to the Comprehensive Development Guide (see attached). The brochure explains each article and will be available at Town Meeting as well as other locations. The warrant article numbers need to be changed to correspond with the Town article numbers. Mr. Lombardi thought that the "grandfathered" section might need some changes so it will be passed along to Peter Corey to review. Thank you Frank for doing this!

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Cont'd Driveway Permit: Harris Family Trust, Harris Sr., Richard – Tax Map 218 Lot 051: Chairman Burns advised Mr. Harris that the permit was tabled as it was not part of Phase I. Mr. Harris felt it didn't have to be as it was part of his 150 acre parcel and that he had already received 3 driveway permits and wants 1 more. PWD Shawn White has signed off on the permit, Secretary McGee advised that just because it was signed by Mr. White doesn't mean the Board has to accept it. Mr. Harris stated that it was his only access to the property as wetlands restrict any other options. The Board asked about subdividing land as indicated on Final Master Plan. Mr. Harris stated that the Town made him put those lines in to delineate the property and this was not a subdivision, he has 1200' of frontage. Everett Kennedy stated that approval has only been given for Phase I. John Tholl Jr. it shows that you are looking at a total of 4 driveways to one piece of property. Mr. Harris – No access because of wetlands. The Board agreed that they need to find out from Town Counsel regarding the Phases that have been proposed and if this is part of the phases. John Tholl Jr. reminded everyone that there is a lawsuit pending. More clarification needs to be given from PWD White.

Mr. Harris again felt that the 1200' of frontage was the exception part of Page 16 of the Town Road Standards. John Tholl Jr. - stated that no more than 3 permitted driveways, it's a consideration but not an exception. Mr. Harris the exception is the frontage. Mr. Tholl read down through page 16 and stated that the frontage is the unusual condition. Chairman Burns agreed with Mr. Tholl. Again, it was agreed to table the permit as stated above in the motion. The permit will be discussed at next months meeting. **TABLED**

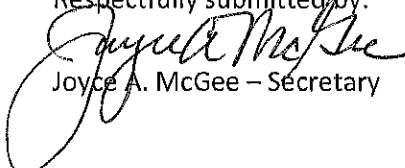
Expired Development Permits - Secretary McGee read down the list of permits that had expired. She would like to check with the Assessor regarding a few. The Board agreed a letter needs to be sent stating the permit has expired. **A motion was made by John Tholl Jr. to have Secretary McGee check with the Assessor and then send a letter out to the property owners saying permit has expired, seconded by Alan Theodhor. All in favor, motion carries.**

Next month start reviewing Subdivision list.

Dates for next month are Tuesday, 7th and 21st.

A motion was made by John Tholl Jr., to adjourn meeting at 7:08 PM, seconded by Everett Kennedy. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns – Chairman