

## Planning Board Meeting Minutes

January 10, 2017

6:30 PM

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

**Members Present:** Frank Lombardi, Alan Theodhor – Alternate, Scott Burns – Chairman, Everett Kennedy, Peter Corey – Selectman Rep., and Joyce McGee – Secretary.

**Members Absent:** John Tholl Jr., and Michael Carifio – Alternate.

**Public Present:** Richard Harris Sr., and Jr.

Chairman Burns appointed alternate Alan Theodhor as a voting member as John Tholl Jr. was absent.

**Minutes:** A motion was made by Everett Kennedy to accept the minutes of January 3, 2017 as written, seconded by Peter Corey. All in favor, motion carries.

### **Other Business:**

**Septic Design(s): Griffin, Jeffrey – 630 Littleton Road, Tax Map 244 Lot 2:** A camp already exists on this property, but has no water/sewer per property tax card. Septic Design shows a 3 bedroom house proposed. The design looks fine but the Board is concerned with the other camp as our CDG states only one single family home on a lot. Board directed Secretary McGee to write a letter to the homeowner asking what their intentions are for the camp. **A motion was made by Alan Theodhor to approve the septic design as submitted and to notify designer, Mark Vander-Heyden of the concern along with the homeowner, seconded by Frank Lombardi. All in favor, motion carries.**

**Correspondence:** Richard Harris Sr. provided information on “How Modular Homes and Manufactured Homes Differ”.

**Work on Comprehensive Development Guide Updates:** Secretary McGee went over the following:

- Public Hearing on amendments to Comprehensive Development Guide – Monday, January 23, 2017 at 6:30 PM. It was advised that a final hearing date be set as “if needed”. Board is looking at January 31 or February 6<sup>th</sup> at 6:30 PM.
- Town Counsel Fillmore had a view questions and corrections on a draft copy. Board went through areas so noted and made corrections.
- Under definition and any other area that has the word “Presite” Homes, replace with Modular.
- Add definition of “Site Built” – constructed entirely at the building site, must conform to all state, local or regional codes where the house is located.
- Remove Section F: Activity Sewage Sludge, Residential Septage Storage and Land Application as already exist in the Appendix section. Form will be placed in that section.

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- Character needs to be defined on checklist: Is the proposed development compatible with the character of the area in which it lies? Development which conflicts with the character of the area in which it lies is discouraged.
- Privacy was removed from check list.
- Burns Pond, change to Lake.

**Adjournment:** A motion was made by Everett Kennedy to adjourn at 8:32 PM, seconded by Alan Theodhor. All in favor, motion carries.

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman

## About.com : Home Buying / Selling

# How Modular Homes and Manufactured Homes Differ

From About.com

### Facts About Modular, Manufactured & Site Built Homes

When you are buying a home, you might hear the terms modular homes, manufactured homes and site built homes. It's important to understand how they all differ, no matter whether you are purchasing an existing house or plan to build on land that is subject to restrictions. The differences can affect a home's price and its resale value, and even dictate whether or not it can be built on your land.

#### What Are Site Built Homes?

- They are constructed entirely at the building site.
- They conform to all state, local or regional codes where the house is located.
- Often called 'stick-built' houses.
- A well-built, cared for site-built home generally increases in value over time, although its location plays a key role in value.

#### What Are Modular Homes?

- Modular homes are built in sections at a factory.
- Modular homes are built to conform to all state, local or regional building codes at their destinations.
- Sections are transported to the building site on truck beds, then joined together by local contractors.
- Local building inspectors check to make sure a modular home's structure meets requirements and that all finish work is done properly.
- Modular homes are *sometimes* less expensive per square foot than site built houses.
- A well-built modular home should have the same longevity as its site-built counterpart, increasing in value over time.

[Read More Facts About Modular homes](#)

#### What Are Manufactured Homes?

- Formerly referred to as mobile homes or trailers, but with many more style options than in the past.
- Manufactured houses are built in a factory.
- They conform to a Federal building code, called the HUD code, rather than to building codes at their destinations.
- Manufactured homes are built on a non-removable steel chassis.
- Sections are transported to the building site on their own wheels.
- Multi-part manufactured units are joined at their destination.
- Segments are not always placed on a permanent foundation, making them more difficult to re-finance.
- Building inspectors check the work done locally (electric hook up, etc.) but are not required to approve the structure.
- Manufactured housing is generally less expensive than site built and modular homes.
- Manufactured homes sometimes decrease in value over time.

[Read More Facts About Manufactured homes](#)

## **What Do the Differences Mean to You?**

### **Restrictive Covenants and Deed Restrictions**

- Communities generally have no restrictions against traditional, site built homes. Many housing developments do set minimum size requirements and stipulate you must build a house that conforms to published [link url=<http://homebuying.about.com/cs/deedrestrictions/a/restrictions.htm>]restrictive covenants[/link] or be approved by an architectural review committee.
- Most developments allow modular homes. Some do not, but in those cases the restrictions seem to have been imposed because of an ongoing confusion about the differences between modular homes and manufactured homes.
- Restrictive covenants and deed restrictions often exclude manufactured homes.

Investigate the deed restrictions thoroughly before purchasing land for any type of new home.

Town of Whitefield

Planning Board

Public Hearing Notice

Pursuant to RSA 675:3 and RSA 675:7, the Whitefield Planning Board will hold a public hearing on:

Monday, January 23, 2017 at 6:30 PM

Whitefield Town Office - 56 Littleton Road, Whitefield, NH

To review proposed amendments to the Whitefield Comprehensive Development Guide as follows:  
Name change of Guide; Renumbering of Sections and Corresponding Amendments to Table of Contents;  
Minor revision of Introduction; Clarification of provisions regarding Administration and Permits;  
Addition of provision regarding Activities requiring a Development Permit; Clarification of Procedure for  
Three Phases of Development; Removal of provisions regarding Occupancy Permits; Amendment of  
Effective Period of Development Plan and Design Review; Appeals to be heard by Zoning Board of  
Adjustment; Clarification of Role of Zoning Board of Adjustment; Addition of provisions regarding Non-  
Conforming Uses; Addition of provisions regarding Accessory Dwelling Units; Addition and Deletion of  
various Definitions.

A full draft of amendments can be picked up at the Town Office, 56 Littleton Road.

Whitefield Planning Board