

Planning Board Meeting Minutes

March 7, 2017

6:30 PM

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Chairman Burns called the meeting to order at 6:31PM.

Members Present: Frank Lombardi, John Tholl Jr., Scott Burns – Chairman, Everett Kennedy, Peter Corey – Selectmen's Rep and Joyce McGee – Secretary.

Members Absent: Alternates Alan Theodhor and Michael Carifio.

Public Present: Richard Harris Sr & Jr., Lavina Pilotte, Christopher Diego and Fire Chief John Ross Jr.

Application and Notice of Voluntary Merger Pursuant to RSA 674:39-a: Vladimir and Eulalia Badmaev, Sunrise Drive (Northwoods Estate Subdivision), Tax Map 217 Lot 19.02 & 19.03.

Secretary McGee stated that the Town Assessor had reviewed the application as well as talk to the applicant regarding merging the two lots, no concerns were expressed. Peter Corey wondered about covenants and fees of the Association for this development. The Board had been advised in the past that they have no authority to enforce covenants that is up to the Association. The Board also felt that the Association fees were not their responsibility either. **A motion was made by Frank Lombardi to accept the merger application as complete, seconded by Peter Corey. No further discussion. All in favor, motion carries.**

Consultation:

Diego, Christopher – 101 Mt. View Road (Mt. View Grand Resort & Spa), Tax Map 217 Lot 012:
Addition/Renovations.

Mr. Diego was present to represent the Mt. View Grand Resort & Spa. Mr. Diego had been in to see the Board on September 20, 2016 at this time he had proposed the same project. He was back tonight with a Development Application for the following: To construct a 54'-0" x 12' 6" addition infilling an existing alleyway. The addition includes a new 5 story, 6 stop elevator and egress stair. Interior renovations include the removal of an existing egress stair to accommodate the new elevator/stair tower, renovations to guest rooms, main entry vestibule and mechanical upgrades. 2 public bathrooms and 3 guest rooms will be renovated. A new entry vestibule will be added at the 5th floor providing accessible access to the existing day spa. Exterior improvements include the addition of an ADA main entry ramp and curbside drop off.

Two separate projects to improve ADA compliance. The wine cellar only has one access so an additional set of outdoor stairs will be put in so has two means of egress. The new elevator will be able to handle a gurney in case Fire/EMS emergency. Safety plans and signage will be done during construction. Chief

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Ross has been involved with the plans, he advised that he would like a copy of detailed construction and sprinkler plans, especially with stairwell area.

Mr. Diego stated that in the next two to three weeks it would be determined how they would proceed with ground level area as not sure what they might run into when digging. He has spoken with Shawn White – Director of Public Works and is mindful of town road as not to damage it. If Mr. Diego has any concerns whether to allow truck traffic across the road he can call Mr. White and ask about road conditions.

A motion was made by Peter Corey to approve the Development Application with the condition that a set of detailed construction and sprinkler plans are given to Fire Chief Ross, seconded by John Tholl Jr. No further discussion. All in favor, motion carries.

Pilotte, Lavina – 244 Parker Road, Tax Map 230 Lot 046: Subdividing property into 2 lots.

Ms. Pilotte was present she is looking at selling her home located at 244 Parker Road which is not her primary residence. She wondered how many acres needed to go with the house as she would like a small piece for her son. Frank Lombardi advised that it's by soil type, John Tholl Jr. said a surveyor would know how to calculate the soil type. Peter Corey wondered about the existing 15' R.O.W. as shown on PB #409 file. Ms. Pilotte advised that she thinks an abutting property has a home sitting partially on her property. The Board advised that this would have to be corrected before any subdivision could take place

Minutes: A motion was made by Frank Lombardi to accept the minutes of February 14, 2017 as written, seconded by John Tholl Jr. All in favor, motion carries.

Driveway Permit(s):

Hicks, William & Linda – Shirlaw Drive, Tax Map 226 Lot 025: Access to greenhouse that was approved on 2/7/17, Development Permit #2017-001. **A motion was made by Peter Corey to accept the Driveway Permit as presented, seconded by John Toll Jr. All in favor, motion carries.**

Harris Sr., Harris – Hall Road, Tax Map 218 Lot 051: Pending from the February 14, 2017 meeting regarding entrance to the 9.2 acre lot for sale. Per advise from Town Counsel, if this request is not part of Phase I then it should be addressed on Phase II of the project, after Phase I is complete. Mr. Harris felt that it didn't have anything to do with Phase II. The Board looked at Mr. Harris' file with the Phase plans and the whole 150+ acres is part of Phase II until subdivided. Right now two driveways have been permitted for this lot. Board advised that once subdivided then you can apply for a driveway permit to

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this lot, Mr. Harris wondered if the subdivision could come before Phase II starts. Chairman Burns was not sure. Mr. Harris stated that it didn't affect Phase II. Frank Lombardi read the definition of Entrance/Exit of the CDG: **Site Design Standards:** Is the subdivision designed to share access points from the existing roadway in order to minimize curbcuts and traffic congestion? A minimum of two accesses shall be allowed regardless of the number of lots or businesses served. It was stated that the CDG over rules the Road Standards for the Town. Mr. Harris again asked if the subdivision could be done now. The Board agreed that it was a question for Town Counsel to answer. Peter Corey agreed that the Board needed to hold off until it is resolved but doesn't see an issue. It was asked what the plans were for the parcel and Mr. Harris stated it was for sale. The Board agreed that the request is to remain **PENDING AND CONSULT WITH TOWN COUNSEL.**

Development Permit(s):

Lee, Henry & Patricia – 74 Woodthrush Acres Road, Tax Map 215 Lot 035: To remove existing unstable 8" cement block foundation and replace with 10" concrete foundation and floor. Same footprint will be used. **A motion was made by Frank Lombardi to approve application as presented, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

Burns, Scott & Catherine – 353 Littleton Road, Tax Map 241 Lot 025: To renovate unfinished upstairs, 19 x 22 418 sq. ft. area into a library/storage room. Interior construction only. Chairman Burns recused himself at this time as this was his residence. Vice Chairman Everett Kennedy continued meeting. **A motion was made by Frank Lombardi to approve application as presented, seconded by Peter Corey. All in favor, motion carries. APPROVED.**

Correspondence:

- Letter sent to Sheldon Towne regarding removal of mobile home on Knob Hill Road, Lot 08. (See property file).
- Letter to Steve & Pamela Comeau regarding construction at 19 Holiday Acres Road without a permit. (See property file).
- Notice of Decision on Dodge, Town of Whitefield and Harris to continue hearing date: Granted.
- 23rd Annual Spring Planning & Zoning Conference on April 29, 2017: John Tholl Jr. and Scott Burns.
- ADU goes into effect June 1, 2017. HB 265 is to address two issues left unaddressed in the new Accessory Dwelling Unit Law.
- **Beane, Craig- PB# 576-A:** Mr. Beane is starting to construct a 48'x60' garage for Sales & Service business at 446 Lancaster Road, Tax Map 217 Lot 008. This was approved on October 8, 2013. Peter Corey wondered about public life safety codes. This was not address at the time of

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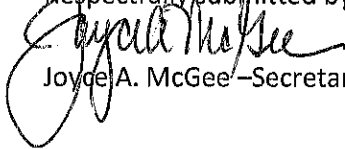
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approval. Chief Ross will go and see Mr. Beane and advise him of what needs to happen with the codes. It was also brought up regarding a condition of erecting an 8' fence between him and his abutter Mr. Beattie. Secretary McGee will follow up.

Next meeting March 21, 2017 at 6:30 PM – Start reviewing existing subdivisions.

A motion was made by John Tholl Jr. to adjourn at 7:33 PM, seconded by Everett Kennedy. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman