

Planning Board Meeting Minutes

May 16, 2017

6:30 PM

Page 1 of 3

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

Roll call was taken:

Members Present: Scott Burns – Chairman, Everett Kennedy, Alan Theodhor, John Tholl Jr. – Selectmen Rep., Tim O’Neil – Alternate and Joyce McGee – Secretary.

Members Absent: Frank Lombardi

Public Present: Richard Harris Sr. and Jr. and Robert Stiles.

Chairman Burns appointed alternate Tim O’Neil as a voting member since Frank Lombardi was not present.

Minutes: No minutes were available.

Development Permit(s):

Structure Consulting Group, 39 Freds Way, Tax Map 101 Lot 017.04 (Cell Tower): Representatives were present at the May 9, 2017 meeting and advised the board of what Verizon Wireless wanted to do at said location; to add equipment to the existing cell tower for Verizon Wireless. They have a licensed agreement with Industrial Tower & Wireless who own the tower. Looking to install a 12x26 concrete pad with an 12x14 ice shield protecting a battery cabinet, radio cabinet, Hoffman box, 20kw diesel generator, telco cabinet, load center. At the centerline of the 165’ monopole Verizon Wireless will install and mount 12 panel antenna, 12 remote radio head, 3 junction boxes connected to the ground equipment via 3 hybriflex cables.

A motion was made by John Tholl Jr. to approve the application as presented, seconded by Alan Theodhor. Secretary McGee advised the Board that the combo lock had been given to the Fire Chief and Police Chief. All in favor, motion carries.

Brodeur, Lisa – 27 Dylan Court, Tax Map 233 Lot 014: To construct a 16x20 shed on stone pad. The application stated on-site water & sewer so the Board questioned it at the May 9, 2017 meeting. Ms. Brodeur advised that was an error.

A motion was made by Everett Kennedy to approve the application as presented, seconded by Tim O’Neil. All in favor, motion carries.

Robert Stiles Enterprises LLC – 36 King Square, Tax Map 103-048: Mr. Stiles wanted to make the Board aware that he is still working with the state on the deck off of said location. The deck will be overlooking the John's River.

Correspondence/Other Business:

- In other business, the Board reviewed correspondence from Town Counsel regarding a R.O.W. issue with Mr. Stiles and Donald & Betty Gooden. The Board felt that Mr. Stiles road off of Rte 3 on Tax Map 219 needs to be named as the Board thinks this would help. The other road within that subdivision has already been named Freds Way. The Board advised Mr. Stiles to meet with the Board of Selectmen on naming the road. Chairman Burns asked Mr. Stiles if he had the court decision, Mr. Stiles could not find it but he did have a copy of the Easement Deed with the Court Case # and other requirements regarding maintenance. John Tholl Jr. stated that he brought the scenario up at a meeting and it's got to have a road. Chairman Burns advised Mr. Stiles that if we get a decision from Town Counsel then the Board could hold a special meeting. We are trying to push it along as we know the construction season is short. Secretary McGee will give the lawyer all the information that was received.
- **Development Fees:** At the October 4, 2016 meeting the attached fee schedule was brought up and no decision was made. The Board started to review it again with the following thoughts:
 - The Board as a whole seemed to be not in favor of the sq. ft. fee a little excessive, they liked the flat fee.
 - Tim O'Neil wondered what the fees where going to cover, the Board stated it was going to help with the cost of the lawyer fees, possibly getting a building inspector per diem or share with another town; issues of safety were brought up. Mr. O'Neil was in favor of it. Mr. Stiles felt it was a tax, John Tholl Jr. stated it's a "fee". Mr. Stiles thought it would deter people from building. Mr. O'Neil thought that it would come out of the tax base as the fees would not cover cost. Chairman Burns stated that the Town needs to start somewhere. Mr. O'Neil wondered if the Board agreed on a fee schedule did it go to the Selectmen. The answer was "Yes". Chairman Burns stated that a few years ago the Board asked to implement a fee between \$10.00-\$20.00, but never got passed.
 - Mr. Stiles wondered about inspecting remodeling. Chairman Burns felt that remodeling still needed to be defined better and what is the break point. Mr. Tholl and Mr. O'Neil thought that maybe it should be based on actual cost or maybe anything over 1200 sq. ft. Mr. Harris wondered about the load bearing wall or structural change. Right now anything over \$5,000.00 needs a permit.

Planning Board Meeting Minutes

May 16, 2017

6:30 PM

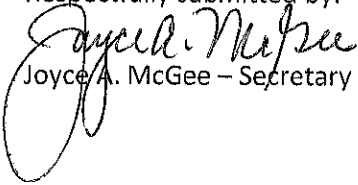
Page 3 of 3

-More discussion will take place at the next worksession in June as the Board needs to do some thinking on it.

Next meeting June 6, 2017 at 6:30 PM.

A motion was made by John Tholl Jr. to adjourn at 7:21 PM, seconded by Everett Kennedy. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns – Chairman

