

Planning Board Meeting Minutes

May 3, 2016

6:30 PM

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Chairman Burns called the meeting to order at 6:40 PM

**Members Present:** Scott Burns – Chairman, Frank Lombardi, Alan Theodor, Everett Kennedy, Michael Carifio and Joyce McGee – Secretary.

**Absent:** John Tholl Jr. and Mark Lufkin – Selectman.

**Public Present:** Robert Stiles, Richard Harris Sr., Richard Harris Jr., Mr. McLure and Ursula Cleary.

Chairman Burns appointed alternate Alan Theodor as a voting member in the absence of John Tholl Jr.

**Septic Plans:**

**Habitat for Humanity, Tax Map 233 Lot 053: 5 Johnson Drive** – Plan is for a proposed 4 bedroom residence off of Johnson Drive which is a private road. Need DWP to look at driveway permit and a private road agreement needs to be signed. Joyce will prepare the road agreement.

**A motion was made by Alan Theodor to accept the septic plan as presented, seconded by Everett Kennedy. No further questions, all in favor, motion carries.**

**Building Permit:**

**Habitat for Humanity, Tax Map 233 Lot 053: 5 Johnson Drive** - Frank Lombardi asked if there would be a buffer between the road and house, Mr. McLure stated yes and that the lawn area was not going to be very big.

**A motion was made by Alan Theodor to accept the permit as submitted, seconded by Everett Kennedy. No further discussion, all in favor, motion carries.**

**Septic Plan – cont'd:**

**Joseph Valenza, Tax Map 233 Lot 018: Dylan Court** - Plan is for a proposed 3 bedroom residence off of Dylan Court which is a private road. Need a private road agreement signed. Joyce will prepare road agreement.

**A motion was made by Everett Kennedy to accept the septic plan as presented, seconded by Frank Lombardi. No further discussion, all in favor, motion carries.**

**Subdivision:**

**Robert Stiles, Tax Map 104 Lot 048, 3-Lot Subdivision – 63 Maple Street:** The Board still could not find anything that states .66 of an acre is the minimum lot size in town. Frank Lombardi referred to Pages

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29-30 in the CDG regarding D: Activity: Residential, 3: Minimum Lot Size which when calculated out based on the formula it comes to 1.16 acres. Mr. Stiles stated that there are already small lots in the area and around town. The Board is concerned with all the utilities running through the property, no written easements have been found. Need to consult with Bill Thompson and/or Shawn White. The Board told Mr. Stiles that they would like to see all the utilities including any abandon lines on the plan. Hearing is for May 10<sup>th</sup>. Mr. Stiles was provided with information that abutter Arthur Hammon brought in regarding lines that he is aware of including his own and where they are located. Does the Board request easements on the private lines? Joyce will consult with Town Attorney.

**Building Permit(s):**

**Burdette, Paul & Jeanne, Tax Map 217 Lot 19.01: 45 Northwoods Drive** - Mr. Burdette contacted Joyce stating he would like to change the dimensions of the garage from 28x36 to 30x38. 2' difference both ways. Need to change private road agreement and resend.

**A motion was made by Alan Theodhor to accept the change to the garage as presented, seconded by Frank Lombardi. No further discussion, all in favor, motion carries.**

**Betz, Edwin, Tax Map 245 Lot 018: 15 Forest Lake Road** - Mr. Betz is looking to change the dimensions of an existing Development Permit, 2014-028 dated 9/9/2014. Existing permit was for a 3 bedroom ranch home – 25x44, proposed change would be for a two bedroom home 24x26 with a 8x12 attached deck. Approved septic would not change.

**A motion was made by Everett Kennedy to accept the change of house size, seconded by Alan Theodhor. No further discussion, all in favor, motion carries.**

**Skillin Sr, Wayne – Tax Map 233 Lot 049: 291 Colby Road** – To place a 23x59, 2 bedroom manufactured home on said lot. A driveway permit needs to be reviewed by DWP.

**A motion was made by Frank Lombardi to accept the building permit as presented, seconded by Alan Theodhor. No further discussion, all in favor, motion carries.**

**Site Plan Review**

**Scalley, David, 9-11 Main Street:** Joyce asked if this needed Site Plan Review as Mr. Scalley asked about it at a prior meeting and wasn't given an answer at that time and he has since then asked. The Board felt it should as it is a new building and should meet the absolute criteria. It was also brought up that the Fire Chief was concerned with the old structure still standing and maybe a timeline should be given of when it should be taken down. Everyone agreed that Mr. Scalley should be on the June agenda.

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**Building Permit(s) – cont'd:**

**Harris, Richard – Country Village Mobile Home Park:** Mr. Harris brought in an up to date master plan of his existing park along with a building permit application for a mobile home at #23 Serenity Drive. This application was part of his 23 approved lots and this was his 18<sup>th</sup> giving him one more within the existing park. He would like to use the other 4 on his proposed expansion that is in front of the board now. The reason was that he ran into ledge and needed to spread the homes out. The Board has concerns with the water hookup as Steve LaFrance from Horizons Engineer Service was at a Board of Selectmen's meeting last week and advised that no more hookups until a study is done. There was some conflicting interpretation of the meeting so the Board wanted clarification. Mr. Harris stated that he has already bought and paid for the hookups back in 2012.

Mr. Harris also presented the Board with 20 years of a chronological list of the park. (see attached)

The Board agreed that they would table the building permit until next week, May 10<sup>th</sup> meeting to find out more on the water.

**Harris, Richard – Expansion of Park:**

Jody Hodgdon is okay with Wednesday, June 15<sup>th</sup> for the continuation. Joyce will check with Attny. Riff and Attny. Fillmore to see if they are okay with this date.

Mr. Harris brought forward a new master plan with the phases indicated on it and other items that the Board had concerns with. The Board took the information as advisory only and told Mr. Harris he needs to be present with this plan when the Attorneys meet on the compromises.

Mr. Harris also would like to know how to go about reducing the existing cul-de-sac back when lots are sold. The Board advised that he should check with his surveyor, Mark Vander-Heyden.

**Correspondence:**

- 22<sup>nd</sup> Annual Spring Planning & Zoning Conference – June 4<sup>th</sup>
- Chairman Burns asked if the Board would like Larry Rexford to come in to go over septic plans and give the Board a better understanding of what to look for. Everyone is in agreement.

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**Minutes:**

- March 9, 2016 were reviewed. Mr. Harris questioned Chairman Burns on the minutes regarding when the Rexford Subdivision was for sale and there was a buyer interest but a question came up regarding the road. Mr. Burns said that a note was sent in and the only questions asked were about road standards to the subdivision and if it would have to be brought up to today's standards.

Mr. Harris had submitted edits to the draft minutes the Board allowed the changes. Frank Lombardi also had a change to the draft minutes.

**A motion was made by Alan Theodhor to add the amendments to the minutes, seconded by Frank Lombardi. No further discussion, all in favor, motion carries.**

Frank Lombardi stated that the three-year time limit for development needs to be followed or we will have problems. We need to follow the absolute criteria and charts. These need to be looked at closer.

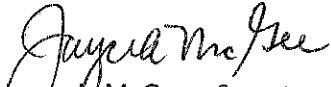
Mr. Harris wanted to know if you have that time limit and you have not completed the development you would have a vested interest then what. Frank Lombardi stated that the Board could give an extension.

**A motion was made by Everett Kennedy to accept the April 6, 2016 minutes as written, seconded by Alan Theodhor. No further discussion, all in favor, motion carries.**

**Adjournment:**

**A motion was made by Everett Kennedy to adjourn at 8:54 PM, seconded by Alan Theodhor. All in favor, motion carries.**

Respectfully submitted by

  
Joyce A. McGee – Secretary

Scott Burns - Chairman



20 YRS

## CHRONOLOGICAL ORDER

#1

## Dick's M/N/P PLANNING BOARD

## 29 EA - APPROVALS

	10/4/96	ROBERT HAMLEN PROPERTY MOBILE HOME ON SITE - NOT NUMBERED
	11/14/2000	5 M/N APPROVED #1, 2, 3, 4, 5
	12/12/2000	1 M/N APPROVED #6
	5/8/2001	* MASTER PLAN #481 APPROVED 8 M/N #1 THRU #8
	7/9/2002	2 M/N APPROVED #9 + 10
	3/18/03	1 M/N APPROVED #11
	8/10/04	* MASTER PLAN #515 APPROVED 13 M/N #12 + 13
	12/13/05	2 M/N APPROVED #14 + 15
	1/4/06	* MASTER PLAN #531 APPROVED #1 THRU 15
	3/2/06	* MASTER PLAN #2768 APPROVED 23 M/N <sup>INC</sup> #16, 17, 18
23 M/N	5/23/08	2 M/N APPROVED #16 & 17
2	9/26/08	1 M/N APPROVED #18
3	9/26/08	1 M/N APPROVED #19
4	3/12/08	DOUBLE WIDE M/N APPROVED
	5/11/10	M/N SALES, DISPLAY & STORAGE APPROVED
5	8/10/2010	1 M/N APPROVED #20
6	8/10/2010	1 M/N APPROVED #21
7	11/4/10	1 M/N APPROVED #22
8	6/24/11	1 M/N APPROVED #23
9	8/24/11	1 M/N APPROVED #24
10	10/31/11	1 M/N APPROVED #25
	3/20/12	TRAVEL TRAILERS & MOTOR HOMES APPROVED
11	6/28/12	1 M/N APPROVED #26
12	8/13/12	1 M/N APPROVED #27
13	8/13/12	1 M/N APPROVED #28
14	9/3/14	1 M/N APPROVED #29

15	11/19/14	1 M/H APPROVED #30
16	9/4/15	1 M/H APPROVED #31
17	9/9/15	1 M/H APPROVED #32
	10/4/96	1st M/H CAME WITH LAND NEVER NUMBERED #33
18		#23 CUR TO BE APPROVED #34
19		#25 CUR TO BE INSTALLED + APPROVED #35
2021, 22, 23		4 EA M/H REMAINING ON PLAN # 2768 (23 M/H) APPROVAL 3/2/06 Awaiting Lot Line APPROVAL to INSTALL. MAKING A TOTAL OF 39 M/H IN PARK