

Planning Board Meeting Minutes

October 10, 2017

6:30 PM

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

Roll call was taken:

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

Members Absent: Tim O’Niel – Alternate

Public Present: Fred & Maggie Davis, David Scalley and Barbara Pinkham

Public Hearing(s):

1. Minor Subdivision:

#605 – Owner(s)/Applicant: Scalley, David – 11 Main Street, Tax Map 103 Lot 060 – who is/are requesting a 2 – Lot Subdivision said property is located at 11 Main Street, Tax Map 103 Lot 060 – 3.90 acres. Lot 1 of the subdivision will be 1.47 acres and Lot 2 will be 2.43 acres. Said survey is prepared by Kellogg Surveying & Mapping, Inc.

Mr. Scalley was present, stating that a Development Permit had been pulled to remove the hardware store and replace with a similar building. Ms. Pinkham wondered if anything was happening down on the lower property off of Brown Street. Mr. Scalley stated, just clean up. She wanted to also know if there was going to be any interference with the John’s River. Mr. Scalley stated, no.

Mr. Scalley had merged the lots together and is now looking to create 2 lots. Ms. Pinkham wondered about the line which included the island. The island is included with Lot 1 so as not to cut it in half. Are you going to develop the lower lot, Lot 2? Nothing new on Lot 2. Lot 1 will be same use as before, commercial use on lower level with apartments on upper level. Everett Kennedy wondered about the time frame for new building. Mr. Scalley is waiting on financing.

No further questions.

A motion was made by John Tholl Jr. to accept the application as complete on the 2-Lot subdivision, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

A motion was made by Everett Kennedy to accept the 2-Lot subdivision as complete, seconded by John Tholl Jr.. All in favor, motion carries. APPROVED

Minutes:

A motion was made by John Tholl Jr. to accept the August 8, 2017 minutes as written, seconded by Everett Kennedy. All in favor, motion carries.

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A motion was made by John Tholl Jr. to accept the October 3, 2017 minutes as written, seconded by Everett Kennedy. All in favor, motion carries.

Other Business:

Septic Design(s):

Davis, Maggie – 12 Park Street, Tax Map 104 Lot 43 & 44: Fred & Maggie Davis were present, stating that they were purchasing the property and understood that the Development Permit was pending from the October 3, 2017 meeting as the Board was questioning the septic and how many bedrooms. They would like to get started on the addition, Secretary McGee clarified with Maggie Davis the number of bedrooms, total will be 3. Mr. Davis met with Public Works Director Shawn White to investigate the possibility of hooking on to the town sewer line, right now a private septic is on site. Two options were given for the Town which one is connecting onto a line that runs through the abutting property owned by Robert Stiles, the Board was not in favor of this. Other option is to run the line down Park Street to Maple Street as they own both lots. Also, Aaron Arsenault is to look at the existing tank. John Tholl Jr. has concerns of how many gallons tank holds. Frank Lombardi has concerns of where line would go if hooked to Town line, lot is small. Mr. Davis stated that he would like to run it along the road. Frank Lombardi did not want it to run through the center of the lot. **A motion was made by John Tholl Jr. to approve the Development Permit with the condition that existing septic is updated or that they tie into the Town system, seconded by Everett Kennedy. All in favor, motion carries. APPROVED**

Devillafane, Joan – 37 Partridge Lane, Tax Map 221 Lot 007: Aaron Arsenault brought in an amended plan to correct rows in cross section that read 10 and should have been 8. **Amended plan approved.**

Kucevic, Elvis & Maddaloni, Tanya – 32 Shirlaw Drive, Tax Map 226 Lot 026: The Board reviewed the plan as presented. John Tholl Jr. remembered that this house had just been purchased and did not have any water. They were advised that they could not hook on to town water until new water upgrades were made, as for the septic design no concerns. **A motion was made by Frank Lombardi to accept the septic design as presented, seconded by Alan Theodor. All in favor, motion carries. APPROVED**

Other Business:

Master Plan Update- June Garneau will be coming on November 7, 2017 at 6:30 PM.

Budget 2018: Secretary McGee passed out the 2017 budget, no corrections or additions were made. Everyone was in agreement to leave as is for 2018 budget year.

CIP Update: North Country Council still has not completed the update an extension was given for the end of September 30. Secretary McGee asked for direction and John Tholl Jr will bring it forward to the Selectmen. A tentative schedule for the 2018 budget session will be given to each department.

Displaying Permit: Frank Lombardi looked into what other towns do, the letter "P" on colored paper with permit # was used, he will look into it further. Whatever is done it needs to be visible.

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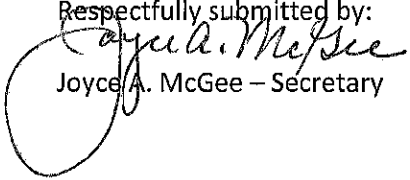
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A motion was made by Everett Kennedy to adjourn the meeting at 7:10 PM, seconded by Frank Lombardi. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary



Scott C. Burns - Chairman