

Planning Board Meeting Minutes

October 11, 2016

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:41 PM.

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

Members Absent: Michael Carifio and John Tholl Jr.

Public Present: See attached list.

Public Hearing(s):

1. 4-Lot Subdivision

#600 – Owner(s): GPR Realty LLC: - who is/are requesting a Four (4) Lot Subdivision off of Lancaster Road, Tax Map 219 Lot 031 said lot is 10.78 acres. Lot 1 to be 3.08 acres, Lot 2 to be 2.46 acres, Lot 3 to be 2.36 acres and Lot 4 to be 2.88 acres, per plan of Boulanger Consulting. Purpose of the proposed subdivision is for single family homes.

Mr. Steven Boulanger was present to represent GPR Realty LLC. Mr. Boulanger stated that the only change on the plan is the proposed road was moved forward so that the driveways meet the setbacks as requested at the prior meeting in September. The 4 lots show test pit data which was done closer to Rte 3 side but it is more than likely that the homes will be built closer to the lake. Frank Lombardi wondered about fire access and maintaining road entrance. Mr. Frank Mai who also was there on behalf of GPR Realty LLC stated that there is plenty of room to turn around and that maintenance of the road will be in the deed when lots are sold.

Abutter Patricia Smith is fine with the subdivision as long as it doesn't affect the lake. She also wondered about water, sewer and driveway permits. Secretary McGee advised that the moratorium on the water had been lifted. Mr. Boulanger stated the water is across Rte 3 so that would not be accessed, each lot would have a well and own sewer. Secretary McGee advised that town ordinance states that if the building is within 100' from town sewer you need to connect. Mr. Boulanger did not feel the state driveway permit would be an issue as it was applied for before. Mr. Moore an abutter was wondering about building close to the water. Mr. Mai advised that there are restrictions through the State, an approval from NHDES on subdividing is still pending also, the town has a height restriction of 25', for Mirror Lake.

A motion was made by Alan Theodhor to accept the application as complete, seconded by Peter Corey. No further comments, all in favor, motion carries.

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<u>Name</u>	<u>Address</u>
Steven Boulange	109 Crane St Littleton
FRANK R MAI	959 JEFFERSON RD WHITEFIELD,
Hubert + Patricia Smith	218 Lancaster Rd. Town
RICHARD HARRIS JR + SR	WHITEFIELD
Wayne Nunn	229 LANCASTER RD
Joe Howe	229 LANCASTER RD
Shane Norton + Sara Dunn	461 Hidden Acres Drive Whitefield

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A motion was made by Frank Lombardi to approve the 4-lot subdivision with the following conditions: Need DOT driveway permit approval; Need Fire Chief approval for fire safety and turnaround; and NHDES septic approval.

Peter Corey was not sure we needed fire safety approval as a hydrant is across the street and they are single family home lots. Frank Lombardi said since the plan showed a hammer head and there had been no concerns in the past with that, he withdrew his motion.

A motion was made by Peter Corey to approve the 4-lot subdivision with the following conditions: Need DOT driveway permit approval and NHDES septic approval, seconded by Everett Kennedy. No further discussion, all in favor, motion carries.

Minutes: Peter Corey had one correction on Page 4 of the October 4, 2016 minutes. Under Whitefield Project: Subcommittee Zoning and Ordinances it should read: Using Gorham as the model (take out "he") the subcommittee came up.....

A motion was made by Everett Kennedy to accept the minutes with the correction, take out "he" and replace with "the subcommittee" as referenced above, seconded by Peter Corey. All in favor, motion carries.

Development Permit(s):

Morton, Shane & Dunn, Sara - 43 Brown Street, Tax Map 103 Lot 067: Mr. Morton and Ms. Dunn were present to explain to the Board that they would like to renovate the existing house as a single family home and at some point renovate the doublewide as well. Peter Corey advised them that only a single family structure can be on one lot and this lot has two structures, one of them needs to be moved to comply with the Comprehensive Development Guide. Mr. Morton felt that he had a vested interest in the property and that those homes had been there for over 10 years and no one from the town had done anything until now. Peter Corey stated that the permit back in 2004 showed that one of the houses was to be removed. Conversation continued regarding enforcement and why it did not happen and questions on property taxes and that both buildings have been taxed over the years.

Mr. Morton stated that he was not hurting anyone by leaving the doublewide on the corner. Frank Lombardi doesn't see a problem, he was glad Mr. Morton had come in. Mr. Morton stated that he hadn't come in because "I haven't done anything, I shouldn't have to come in to get permission to clean-up". Frank Lombardi – that is why questions get asked. Mr. Morton stated that the dual homes would be double revenue. Peter Corey stated that if you had come in for a development permit then you would have known. Mr. Morton stated that he was not aware of the homes being in violation, doesn't have it in the deed, he would like it the same as it is now.

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Some of the Board members thought it should go to the ZBA for a variance. Chairman Burns wondered about the mortgage company and their interest. Ms. Dunn said they have been contacted but have heard nothing back. Frank Lombardi felt it wasn't going against the guide when cleaning up a property without a permit. Mr. Morton – it's been allowed and no one stepped up. Peter Corey stated it was going against the guide. Ms. Dunn said, "So you are not willing to grant a permit do to the guide"? Peter Corey stated that one building needs to come down, it should have been a condition of ownership. Mr. Morton felt it was unrealistic. Everett Kennedy felt it was against the guide.

A motion was made by Alan Theodhor to deny the permit as it doesn't meet the criteria of the Comprehensive Development Guide for a single family home on one lot and applicant should go to the Zoning Board of Adjustment for a variance requesting two homes on one lot, seconded by Peter Corey. All in favor with Frank Lombardi opposed, motion carries.

Frank Lombardi felt that Mr. Morton has a vested interest and the Planning Board and Selectmen are negligent for not taking action, he is not changing the lot size just fixing it up. Alan Theodhor said that Mr. Morton should have been aware of it. Frank Lombardi – we are going to lose tax base, how is it going to make it better? Alan Theodhor said they are doing it for money in their pockets. Frank Lombardi we are playing devil's advocate.

Murphy, Paul – Casino Road, Tax Map 244 Lot 039: To construct a 6'x18' shed. Chairman Burns looked at septic plan in the folder and stated that the shed would be away from the pad and septic. Any issues, seeing none a motion was made. A motion was made by Frank Lombardi to approve the application as submitted, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.

Other Business:

- Secretary McGee had an e-mail from Tara Bamford dated 11/3/2015 regarding pricing for Master Plan update in the amount of \$17,000 plus copying and mailing costs of survey. She also had spoke with Town Counsel and if the Board wants to make some changes to the Comprehensive Development Guide then they could talk about it. The Board members thought the point guide for single family, definitions, reorganize it, etc. Chairman Burns felt that the small issues the Board could deal with but wanted to know what Town Counsel had for suggestions then the Board could weed out what was needed. Peter Corey agreed that he wanted to see the list and wondered what could be voted on or changed by the Selectmen. Need to set aside a worksession, Frank Lombardi wondered if the subcommittee should be invited or Peter Corey could tell them what the Board is working on.

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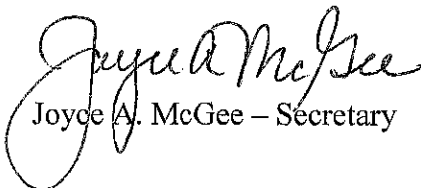
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definitions. Secretary McGee will contact Town Counsel and get their ideas before the next meeting.

- North Country Council 2016 Annual Meeting – Wednesday, October 27, 2016 @ the Common Mann Inn & Spa – Plymouth, NH. No one from the Board can attend since it is in Plymouth.
- DOT Driveway Permit (copy) – Morrison Retirement Community Complex (See PB #587) and copy of letter to Service Credit Union – regarding in compliance no violations at 6 Terrace Street, Morrison Hospital Association (see property folder).
- Secretary McGee asked Mr. Harris about pending Driveway permit for Tax Map 281 Lot 50 as DPW Shawn White needed to be contacted to relook at revised driveway entrance. Mr. Harris will contact Mr. White.
- Chairman Burns passed out checklists for Subdivision, Site Plan Review and Lot Line Adjustments. He thought these would be good as a guide to use.

Adjournment: A motion was made by Everett Kennedy to adjourn the meeting at 8:00 PM, seconded by Alan Theodhor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Chairman Scott Burns