

Planning Board Meeting Minutes
October 13, 2015
6:30 PM
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Members Present: Scott Burns – Chairman, Everett Kennedy, John Tholl Jr., Joyce McGee – Secretary, Mark Lufkin – Selectman, Frank Lombardi, Michael Carifio and Alan Theodhor.

Guest: Roxie Severance and Dave Rodham – Morrison Nursing Home

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

Minutes: A motion was made by Everett Kennedy to accept the minutes of October 6, 2015 as written, seconded by John Tholl Jr. All in favor, motion carries.

Consultation:

Roxie Severance from the Morrison Nursing Home wanted to make the Board aware that the property at 65 Littleton Road, Tax Map 231 Lot 56.1 had been approved for a 4 bedroom septic system however, the house has 4 bedrooms and the detached garage has potential for a 2 bedroom apartment. She is checking with the installer to see if they need to do an amended design, add an additional tank or maybe it can be left as is. Once this is resolved they may want to rent out the garage in the future. The Board advised that they would have to come before the Board for a Change of Use.

Currently no Change of Use is required as the house is the only dwelling unit being rented.

Development Permit(s):

Dunn, Sara & Morton, Shane – 8 Hazen Road, Tax Map 226 Lot 058: Withdrew 2014-019 Permit. New permit: to place a 28' x 68', 3 bedroom, 1995 manufactured home on a slab at said location.

A motion was made by Mark Lufkin to accept the permit, seconded by John Tholl Jr. discussion took place John Tholl Jr. made a suggestion that all State Rules and Regulations are to be met as a condition, seconded by Mark Lufkin. All in favor, motion carries. APPROVED

Waterman, Benjamin & Stephanie – 36 Brown Street, Tax Map 103 Lot 102: To construct a 8' x 18' small deck with a wheel chair ramp.

A motion was made by John Tholl Jr. to accept the permit, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

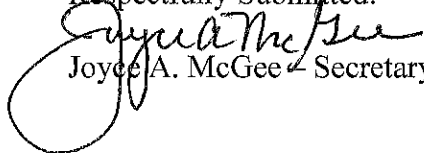
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Other Business:

- Michael Carifio was sworn in as an alternate member.
- Wetlands Application: WMRSB – Athletic Field Expansion
- Notice from NCC re: Transportation in the North Country
- Frank Lombardi will be chairing the CIP Committee this year. Dates to meet with Department Heads will be offered November 10, 17 and 24 at 7:00 PM. Joyce McGee will contact the Departments. Appointments will be made to the CIP Committee.
- Joyce McGee advised that the Master Plan will need to be updated. Board asked if Joyce would contact Phillip Chase or Dick Mallion to see if either one of them would chair this committee. Board felt the spring of 2016 would be a good time to start working on the update.

A motion was made by John Tholl Jr. to adjourn at 7:23 PM, seconded by Everett Kennedy. All in favor, motion carries.

Respectfully Submitted:


Joyce A. McGee - Secretary


Scott Burns - Chairman