

Planning Board Meeting Minutes

September 12, 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:** Everett Kennedy, Scott Burns – Chairman, Frank Lombardi, Alan Theodhor, Tim O’Neil – Alternate and Joyce McGee – Secretary.

**Members Absent:** John Tholl Jr. – Selectman

**Public Present:** See attached list.

**Public Hearing(s):**

**1. Change of Use**

**#602 – Applicant: Great American Life Ins. Co. aka Mtn. View Grand Resort & Spa** - who is/are requesting a Change of Use from Single Family Use to Residential/Commercial – Housing for students in Hospitality/Culinary Program. Said property is located at 175 Mountain View Road, Tax Map 217 Lot 017.

Mr. Diego from the Mtn. View Grand Resort & Spa was present. He stated that the intended use is to provide residential housing for students in hospitality and/or culinary programs. Generally housing is for a year. Only physical changes are the fire escape and safety alarm system, the property itself will not change, very moderate parking most employees will have no vehicle. Also, anticipates no impact to surrounding properties or street. The home will have a manager-in-residence (RA).

Alan Theodhor wondered about J1 students and how you can have short term housing for a year? Mr. Diego stated that the students would be coming from colleges like Johnson and Wales, Technical Colleges etc.

Duncan Alexander, 158 Mt. View Road: stated he and his wife purchased their house 15 years ago and has family history in Whitefield. He is not concerned with Change of Use but the wording stating Residential/Commercial in the description of ad. Frank Lombardi stated that in the Development Code the definition of Residential defines boarding and rooming homes as a use. Secretary McGee stated that the Commercial part of it was that it was mentioned that possibly offices might go in so wanted to make sure to capture all the uses. Mr. Diego said that he would not be having offices there, just the housing. Alan Theodhor wondered why it wasn’t considered Commercial as its part of the hotel services. The other Board members felt it was a Residential use. Frank Lombardi read the definition of Residential as well as Commercial from the Development Code.

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Name	Address
Claire Beckler	183 Mountain View Rd
Barbara Hanson	221 Mountain View Rd
Florence Darby	296 Mountain View Road
Lore Dodge	659 Jefferson RD.
Chief John B Ross JR	WFR
Ludy Hessner	326 Mountain View Rd.
Mary M. Doherty	305 Mountain View Rd
Phyllis Alexander	158 MT View Rd
Duncan Alexander	158 MT View Rd
Roder Cole	16 FAIRWAY LANE
Jason Froese	183 Colby RD Whitefield
David Rodham	Old East Road
Phil Beaulieu	Hildreth Rd
Chris Diego	Mtn. View Grand Resort + Spa

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Several residents from Mtn. View Road that were present spoke about a shooting range on the property located across from the Spaulding Inn. Chairman Burns stated that this was the first time he had heard about it. Everett Kennedy stated that it would be addressed if it was open to the public and not a private use.

Roger Cole, 16 Fairway Lane: Just bought property a few months ago and if he would have known this was going to happen he might not have purchased home as it's within 500' of his home. He is concerned with the noise and doesn't know what else would come up.

Claire Beckler, 183 Mtn. View Road: Would like to see assurance that a curfew regarding music/noise be at a reasonable hour, like 11:00 PM.

Mr. Diego also lives in the neighborhood and is always concerned with what is going on at the hotel when he is not there. He would get a call if a disturbance couldn't be handled. The RA would monitor the property and any issues.

Judy Gessner, 326 Mtn. View Road: What would be the age if occupied by college students and how many? Mr. Diego advised that there are 10 bedrooms but not always 10 rooms being occupied. This would be a long term solution for demands of employment with the hotel as more employees are needed. Hiring staff from J1 is not the solution we are trying to relocate people from other parts of this country. We want to employ local people who have completed schooling but need to do their internship. A lot of larger hotels have housing for their employees as recruiting is difficult. The age would be over 20 years of age. Ms. Gessner felt it was a safety net for housing while they look for housing. Mr. Diego stated that housing would help retain the students as they find housing and foster employees that live locally or outside the area.

Florence Darby, 296 Mtn. View Road: With 10 bedrooms could it turn into 20 people? Mr. Diego stated that they are not stacking people, we have a building at the hotel with 16 rooms with a different purpose for very short term housing.

Lore Dodge, 659 Jefferson Road: Wondered about a building in the hotel parking area. Mr. Diego stated that it is used for storage. Barbara Hanson, 221 Mtn. View Road: Wondered about landscaping equipment and where it was being stored, she heard by barn. Mr. Diego said they have two large garages and the equipment would be stored inside.

Mary Doherty, 305 Mtn. View Road: What would be the average stay and turn over? Mr. Diego stated 8 months to a year with everything provided for them, bedding & food, likely a year though.

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Duncan Alexander: Wondered if it would be smoke free as he seen and picked up butts along Mtn. View Road and could a site be set-up for smoking. Mr. Diego said that it would be smoke free and yes, he can address setting a site for smoking on both locations.

Chairman Burns asked if any other items of concerns need to be brought forth. Seeing none Frank Lombardi went through the Residential Activities Chart and the Absolute Criteria Chart (see Case #602).

Absolute Criteria Chart: Conflicts – Mr. Diego stated that the order to follow if a concern arises is to call hotel and security would be dispatched, then Mr. Diego gets a call and last option the local police. He is sensitive to the hours and smoking location. Judy Gessner: Exterior to be maintained as is. Mr. Diego would like to remove two stone columns as plowing is a problem in the winter and to trim under pine trees as visibility to pull out onto Mountain View Road is not good.

Effluent – Leach field needs to be maintained. Mr. Diego stated that it hasn't been mowed in years but will be.

A letter from Vladimir Badmaev an abutter was read (see Case #602).

Chairman Burns asked if any other questions or concerns need to be brought forth, seeing none the following motion was made.

**A motion was made by Frank Lombardi to accept the application and two criteria charts as complete with the following conditions: 1. To meet State fire codes. 2. Curfew of 11:00 PM. 3. Designated smoking area. 4. To strike the word Commercial Use from the description of the proposed project, should read from Single Family Use to Residential Use. 5. To approve the addition of a fire escape on north side of carriage barn with approval from the Whitefield Fire Department. Seconded by Everett Kennedy. All in favor, motion carries. APPROVED**

At this time member Frank Lombardi had to leave. Chairman Burns appointed alternate Tim O'Neil as a voting member.

**2. Boundary Line Adjustment:**

**#603 – Owner(s)/Applicant: A. David Rodham Trust of 2000, A. David Rodham Trustee and Beaulieu, Philip and Elizabeth** – who is/are requesting a Boundary Line Adjustment. Said properties are located off Old East Road, Tax Map 213 Lot 016 currently 100.10 acres and 83 Hildreth Road, Tax Map 214 Lot

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011 currently 13.19 acres. Tax Map 214 Lot 011 is looking to add 5.98 acres from Tax Map 213 Lot 016. Said survey is prepared by Kellogg Surveying & Mapping, Inc.

Mr. Beaulieu was present along with Mr. Rodham. An updated map was presented to the Board. Mr. Beaulieu stated that it was two fold with the Boundary Line Adjustment first. He is looking to acquire 5.98 acres from Mr. Rodham to add to his now 13.19 acre lot off Hildreth Road. The 5.98 acres is located in the back of Mr. Rodham's lot near the power lines.

**A motion was made by Everett Kennedy to accept the application as complete, seconded by Alan Theodhor. All in favor, motion carries.**

No further questions.

**A motion was made by Everett Kennedy to approve the Boundary Line Adjustment as presented, seconded by Tim O'Neil. All in favor, motion carries.**

Secretary McGee advised that the Boundary Line would need to be recorded first then a new deed with the reference of the plan number and then the subdivision plan could be recorded.

### **3. Minor Subdivision:**

**#604 – Owner(s)/Applicant: Beaulieu, Philip and Elizabeth** – who is/are requesting a 2 – Lot Subdivision said property is located at 83 Hildreth Road, Tax Map 214 Lot 011 – 19.17 acres. Lot 1 of the subdivision will be 1.88 acres and Lot 2 will be 17.29 acres. Said survey is prepared by Kellogg Surveying & Mapping, Inc.

Mr. Beaulieu would like to subdivide the existing house lot into a 1.88 acre lot and retain the 17.29 acres for a new house lot this would give a nice buffer between the lots and he would have enough to keep in Current Use. Some of the land on the 17.29 acre lot is wet so he has gotten approval from NHDES. Any subdivision with less than 5 acre lots needs to be submitted to the State.

**A motion was made by Everett Kennedy to accept the application as complete, seconded by Alan Theodhor. All in favor, motion carries.**

No further questions.

**A motion was made by Everett Kennedy to approve the 2-Lot Subdivision as presented with the following conditions: 1. Need State approval 2. Record the Boundary Line**

**Adjustment Deed before recording Subdivision, seconded by Alan Theodhor. All in favor, motion carries.**

The Board asked Mr. Beaulieu a question regarding State of NH setbacks and solar panels, as he works for them. Setbacks for the State very so much that one would have to call to see what that particular area would be. As for the solar panels when on a pedestal it moves with the sun so reflection would not be a concern with them. The Board thanked him.

**Minutes:**

August 8<sup>th</sup> minutes – tabled.

**A motion was made by Everett Kennedy to approve the September 5, 2017 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.**

**Other Business:**

**Septic Design(s):**

**Lidstrom, Paul & Carol – 132 Mountain View Road, Tax Map 217 Lot 026:** Aaron Arsenault was present and stated that the Lidstrom's had received a letter of deficiency from NHDES and had 45 days to repair the septic system. A new system will be installed out back away from the home. It is believe that this house was disconnected from the Mt. View Country Club when it was upgraded. The Board was aware of the deficiency as they too received a letter. **A motion was made by Alan Theodhor to approve the septic system design as presented, seconded by Everett Kennedy. All in favor, motion carries.**

**Devillafane, Joan – 37 Partridge Lane, Tax Map 221 Lot 007:** Aaron Arsenault was present with a plan for an updated septic design at 37 Partridge Lane. The back part of this property is marshland and not good soil. It was noted that the address on the letter of approval should read 37 Partridge Lane and not 39. **A motion was made by Everett Kennedy to approve the septic system design as presented with the correct address, seconded by Tim O'Neil. All in favor, motion carries.**

**Development Permit(s):**

**Crowell, Gregg & Evergreen Rev. Trust – West Side Road, Tax Map 243 Lot 018:** This permit was pending from the September 5, 2017 meeting (see minutes) regarding constructing a 12'x12' shed on concrete blocks near Forest Lake. More information was needed from NHDES. Secretary McGee advised that she called and advised the Board of the following: An activity that does not require a shoreland permit: Construction of a single accessory structure, such as a shed, greater than 50 feet from the reference line and is less than 150 sq. ft. in size. The structure will be 144 sq. ft. in size and sits approximately 100 ft. from lake. **A motion was made by Tim O'Neil to approve the shed with the following conditions: 1. Conform to NHDES standards**

(see attached) and 2. If either of the two lots that are owned by the applicant are sold then the shed would need to be removed as it will be sitting 5' from said property line, seconded by Alan Theodhor. All in favor, motion carries.

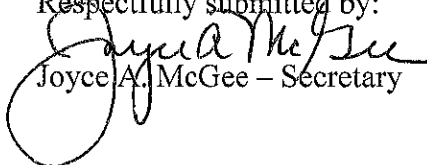
**Richey, Edwin & Diane – 613 West Side Road, Tax Map 243 Lot 007.1:** To repair an 8'x12' shed and to construct an 8'x 12' to back of existing garage. Will be used for cold storage. The Board reviewed setback requirements, all in compliance. **A motion was made by Tim O'Neil to approve the construction of a new shed and repair of an old shed as presented, seconded by Everett Kennedy. All in favor, motion carries.**


**Correspondence:**

**Master Plan Update:** Secretary McGee advised that she sent a letter to Tara Bamford thanking her for the proposal. June Garneau of Mapping & Planning Solutions was contacted to award her with the bid proposal. The Board of Selectmen did have a question regarding the termination clause. Ms. Garneau will contact Wendy Hersom to find out what concerns were had.

**A motion was made by Everett Kennedy to adjourn the meeting at 8:12 PM, seconded by Alan Theodhor. All in favor, motion carries.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman