

Planning Board Meeting Minutes  
September 20, 2016  
6:30 PM  
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Chairman Burns called the meeting to order at 6:30 PM.

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

**Members Absent:** Michael Carifio

**Public Present:** Christopher Diego – Mt. View Grand, Mr. Leo Flanders, Roxie & John Severance and Katie Kopp.

**Minutes:** A motion was made by Everett Kennedy to accept the September 6, 2016 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.

**Consultation:** Mountain View Grand Resort & Spa – Renovations: Mr. Christopher Diego was present to explain to the Board that the elevator & stair renovations were going to be on all levels of the hotel. An alley way by the kitchen will be a means of egress for the stairway and will be captured in the interior renovations. He stated that when they capture the alley it will allow them to renovate the existing bathrooms to make them better ADA compliant. Some rooms will be lost this will decrease the design flow and the number of people in the building. On the exterior near the front entrance of the hotel, will be redesigned to have a drop off area with a ramp.

Peter Corey felt this was straight forward and everyone else on the Board agreed. Mr. Diego made reference that the Fire Marshall would have to sign off on the sprinkler system and all other state permits. The elevator will be in a new location but the old elevator will remain. The Board advised Mr. Diego that a building permit was needed and John Tholl Jr. suggested that the second phase of the elevator should come back when they were ready to move forward as plans might change. Mr. Diego agreed.

**Building Permit(s):**

**Morrison Hospital Association, Tax Map 231 Lot 056, 65 Littleton Road** – Roxie Severance was present to request a building permit for the Senior Living Community. Based on the Notice of Decision there are conditions that need to be met which the Morrison is aware of but some of the conditions may not be met until final completion of the project. Secretary McGee had the permit ready for issuance with a reference of the conditions set forth in the Notice of Decision. **A motion was made by Peter Corey to issue the Building Permit with the Notice of Decision referenced, seconded by John Tholl Jr. All in favor, motion carries.**

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**Flanders, Leo, Tax Map 242 Lot 011, 248 Forest Lake Road** – Mr. Flanders was present requesting a permit to enclose an existing 10 x 14 porch to create more living/kitchen space. **A motion was made by John Tholl Jr, to approve the permit as submitted, seconded by Peter Corey. All in favor, motion carries.**

**O'Neil, Timothy & Holly, Tax Map 102 Lot 102, 30 Prospect Street** – to construct an 8x14 shed. **A motion was made by Frank Lombardi to approve the permit as submitted, seconded by Everett Kennedy. All in favor, motion carries.**

**Morton, Shane & Dunn, Sara, Tax Map 101 Lot 014, 101 Lancaster Road** – Demolition of existing porch, add new porch, create 3 apartments using existing building size. At the September 6, 2016 meeting questions were asked regarding: Increase of use of water/sewer – both department heads have signed off on this as building had prior apartments; Driveway – still need DOT approval; Parking spaces – a sketch was submitted with parking spaces indicated as well as porch and entrance area to second level. **Pending DOT Driveway permit.**

**S & S Property, LLC, Tax Map 103 Lot 067, 43 Brown Street** – Work has begun so Board directed Secretary McGee to send a letter to cease and desist on said lot until building permit is filed. Board is giving 14 days to comply.

**Septic Design:**

**Cayer, Timothy, Tax Map 244 Lot 021, 62 Newell Lane** – A plan was submitted to replace an existing cess pool with 2000 gallon holding tank. Chairman Burns stated that he was told that holding tanks near lakes are not allowed because they don't get pumped. From the plan it looks like 34' from the lake also the tank is being located under driveway. With these concerns the Board is pending this permit until more information is obtained. **Pending**

**Other Correspondence:**

- NH Planning & Land Use Regulation Handbook, 2016-2017 Edition is now available. Board would like Book/CD combination (2).
- Town received notice of a filing in Superior Court: David Dodge v. Town of Whitefield.

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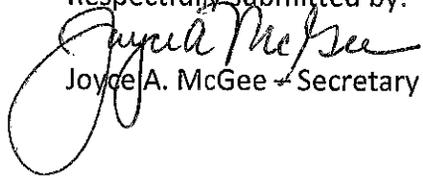
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**Adjournment:** A motion was made by Everett Kennedy to adjourn at 7:15 PM, seconded by John Tholl Jr. All in favor, motion carries.

Respectfully submitted by:

  
Joyce A. McGee - Secretary

  
Scott Burns - Chairman