

Planning Board Meeting Minutes (Teleconference via Zoom)
December 1, 2020
6:30 PM
Page 1 of 2

Chairman Scott Burns called the meeting to order at 6:32 PM.

Members Present: Scott Burns – Chairman, Tim O’Neil, Alan Theodhor, Peter Corey – Selectmen’s Rep., Frank Lombardi, Steve LaRoza – Alternate and Joyce McGee – Secretary.

Public Present: Terry Lufkin

Minutes: A motion was made by Alan Theodhor to approve the November 17, 2020 minutes as written, seconded by Peter Corey. All in favor, motion carries. **APPROVED**

Other Business:

Union Street Management, LLC – 28 Union Street, Tax Map 103 Lot 018: Interior renovation work; new kitchen, bathroom, cabinets and counter; new carpet and flooring; new trim where needed and paint. Secretary McGee advised that Dave Scalley is the owner and that the building is a two family dwelling. She has spoken with Fire Chief John Ross Jr. regarding the work being done, he will be following up regarding fire/safety codes. **A motion was made by Frank Lombardi to approve the Development Application as presented, seconded by Alan Theodhor.** Tim O’Neil wondered if it was a two-family house that would be rented. Yes, tax card states 2 family along with application. Chairman Burns asked if there were any other concerns or questions. **All in favor, motion carries. APPROVED**

Review changes to Development Code:

-Dark Sky Regulations: Frank Lombardi provided everyone with a copy of Lighting Regulations in NH Communities – How Nine Towns are Working to Preserve Dark Skies.

Frank Lombardi spoke that within the 9 towns the Planning Board should be able to add language to the Code about Dark Sky. Littleton has referred to it as, “must be Dark Sky compliant” but has never adopted it along with several other Towns including the Town of Whitefield. Tim O’Neil wondered if they share the same language? Frank Lombardi stated no, each has its own language. Tim O’Neil stated that we know what some of the complaints have been in the past, with glare and illumination. We need to see what is the best fit for us. Frank Lombardi advised that the Planning Board asked The Summit for downward lighting as part of Dark Sky. Tim O’Neil wondered about issues with Town/Eversource street lights and the glare with some of them. Steve LaRoza felt there was a lot of good information that the Board could use to mix and match after reviewing. Frank Lombardi spoke that we need to preserve dark sky for our community, it’s saves energy, LED don’t light up as much saving energy as it was wasted energy before. Mr. Lombardi asked everyone to look it over.

Tim O’Neil wondered about floodlights shining on neighbor’s property. Peter Corey felt that adopting Dark Sky would help with outdoor lighting so it doesn’t disrupt neighbor’s properties. At least, going

forward lights would have to comply as of now they would be grandfathered. Chairman Burns stated that we need to get ahead of the curve so that not to intrude on neighbors and would save energy.

Frank Lombardi will send out more documents. Chairman Burns advised the Board to go through it and pull it apart. Peter Corey felt that the Board should have Frank Lombardi distill the information and present it to the Board on what he thinks is best.

-Non Conforming Use – Two dwellings on one lot: Secretary McGee asked if the Board wanted to allow enlargement to dwellings? Peter Corey spoke that Pembroke doesn't allow for dwelling to be enlarged or the footprint. Frank Lombardi, two houses on one lot must meet setbacks, you can't increase the level of non-conformity. Peter Corey, our Code doesn't address it very well, it very comprehensive which we don't clearly delineate these uses. Secretary McGee will pull the Non-Conforming Use section from Pembroke for Board to review at the next meeting.

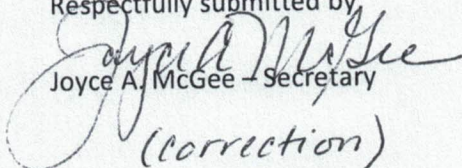
-Definitions- Building and Structure: The Board looked at definitions that Pembroke and Littleton had. Frank Lombardi felt that the definition of Structure from Littleton was a lot of wording. Peter Corey felt it was important to define each one as every building is a structure but not every structure is a building. Secretary McGee will work on this.

-Change of Use of Property: Peter Corey stated, if for example someone had a wedding event on their property every weekend then a Change of Use would be needed. The Board looked at the Pembroke definition of Use, Substantially Different, everyone agreed this would be good to have.

Master Plan: The Board reviewed pages 86-89 of the Goals section. Pages 88-89 Secretary McGee will contact each Department Head to go over their section. These goals came from the survey.

A motion was made by Frank Lombardi to adjourn the meeting, seconded by Tim O'Neil. All in favor, meeting adjourned at 7:42 PM.

Respectfully submitted by:


Joyce A. McGee – Secretary
(correction)

Scott C. Burns - Chairman

