

Planning Board Meeting Minutes (Teleconference via Zoom)
January 12, 2021
6:30 PM
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Chairman Scott Burns called the meeting to order at 6:36 PM.

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

Members Absent: Peter Corey – Selectmen’s Rep.

Minutes: January 5, 2021 minutes were tabled.

Other Business:

Development Applications:

Robert Stiles Enterprises – 36 King Square, Tax map 103 Lot 048: Secretary McGee advised that Mr. Stiles was wondering if the kitchen at 36 King Square – Old Mill Studio could be used every Monday by a lady preparing about 30 or 40 meals for people in the area, not open to the public. Chief Ross has been contacted by Mr. Stiles, a health inspection needs to be done. Alan Theodhor wondered if the lady was charging for the meals. Secretary McGee did not know. Chairman Burns asked if any other concerns, Tim O’Neil that it was for a good cause, Frank Lombardi agreed. Everyone agreed that it was same use so no application was necessary. Tim O’Neil wanted to thank Mr. Stiles for asking the question.

At this time Chairman Burns appointed Steve LaRoza as a voting member.

Romano, Joseph – 98 Kimball Hill Road, Tax Map 241 Lot 021: Secretary McGee advised that along with the Kimball Hill Inn this property has several cabins, the two dwellings on one lot is not part of this application. Chairman Burns stated that it still is not in compliance as the septic has failed and restrictions were put on back in 2010 about wastewater. Everyone agreed, Secretary McGee will notify the owner.

Correspondence:

An e-mail had come in regarding what permits were needed if a building was to be fixed up and use as a short term rental. A Development Permit will be needed and maybe a Change of Use depending on what the property is used for now. In the Development Code you will see Absolute Criteria and Criteria under Residential that would have to be met. Secretary McGee will respond to the e-mail.

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Development Code:

Secretary McGee heard back from Town Attorney, public hearing needs to be January 18, 2021 with a second date of February 1, 2021 if needed. These dates will meet the requirements. Notice of Public Hearing does not require publication in the local paper as long as prominently displayed on website and posted in two locations. All Board members were able to make the Monday, January 18th, 2021 public hearing at 4:30 PM.

Each board member will discuss an amendment at the public hearing on January 18, 2021.

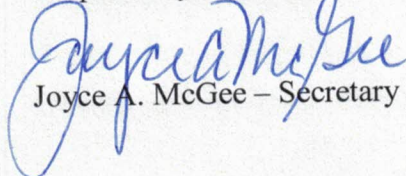
To review proposed amendments to the Whitefield Development Code as follows:

- Amend Article VI, Section 1.1 Required, to require a development permit for change to a substantially different use. **Tim O'Neil**
- Amend Article XII, Nonconforming Uses "Grandfathering", by amending and adding language to regulate the expansion and relocation of nonconforming uses, the restoration of damaged nonconforming structures, and the change of nonconforming uses, lots or structures. **Steve LaRoza**
- Amend Article XIII, Absolute Criteria for All Development, by adding a new Section 6.35 with frontage requirements and amend Article VII, Procedures, to require frontage information with applications. **Peter Corey**
- Amend Appendix I, Definitions, to amend definitions of building, structure and dwelling; to delete nonconforming building, lot or structure and nonconforming use; to add new definitions for "use, substantially different" and nonconforming. **Alan Theodhor**
- Adding a new Section (Appendix X) Lighting Regulations. **Frank Lombardi**

No other business to come forth.

A motion was made by Tim O'Neil to adjourn the meeting at 7:00 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns - Chairman

