

Planning Board Meeting Minutes (Teleconference via Zoom)

January 5, 2021

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6:30 PM

Chairman Scott Burns called the meeting to order at 6:31 PM.

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

Public Present: Claire Houghton & Terry Lufkin. John didn’t identify himself.

Minutes: A motion was made by Frank Lombardi to approve the December 8, 2020 minutes with a Thank you to Steve LaRoza for helping with the Lighting Regulations, seconded by Tim O’Neil. All in favor, motion carries. APPROVED

Notice of Voluntary Merger Pursuant to RSA 674:39-a: Pamela Comeau (Woodburn) and Stephen Comeau – 19 Holiday Acres Road, Tax Map 241 Lot 077 & 078.

To merge the two lots into one, Chairman Burns asked if anyone had questions or concerns. Seeing none a motion was made.

A motion was made by Frank Lombardi to approve the Voluntary Merger as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED

Other Business:

Septic Design:

Rabida, William – 29 Melanie Drive, Tax Map 226 Lot 010.4: To install a proposed 1,250 gallon septic tank, for a 3 bedroom house. No concerns. A motion was made by Frank Lombardi to approve the septic plan as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Driveway Permit:

Gould, Charles – 37 Highland Street, Tax Map 102 Lot 054: (Application was Incomplete at the 12/8/2020 meeting) Setbacks were missing on the application. Based on the information received by the applicant the 10’ setbacks were met. Approval was given by Chairman Scott Burns on 12/16/20.

Demolition Permit:

Stevens, Robert & Mary – 21 Pleasant Street, Tax Map 103 Lot 025: To demo a 25’x25’ attached garage and shed. This is an After-The –Fact application as work has already been done. The Board wondered about the fee for after-the-fact. Tim O’Neil felt that they shouldn’t be hit with Development after-the-fact but would okay with the Demolition. The additional fine would come from the Selectmen. In the past the Selectmen have doubled the fee as the fine. A motion was made by Tim O’Neil to suggest a penalty of \$60.00 with an approval of the Demolition Application, seconded by Frank Lombardi. Alan Theodhor felt the penalty should be higher as a 25’x25’ building is substantial. Peter Corey felt the

Development Application is ongoing, but the Demolition has been done. Chairman Burns asked all in favor, Tim O'Neil and Frank Lombardi those opposed Peter Corey and Alan Theodhor. Chairman Burns had to break the tie, he opposed the motion. **DENIED**

A motion was made by Frank Lombardi to approve the Demolition application as submitted, seconded by Tim O'Neil. All in favor, motion carries. **APPROVED**

A motion was made by Alan Theodhor to allow the Selectmen to make a decision on what the After-The-Fact penalty would be, seconded by Frank Lombardi. All in favor, with Peter Corey opposed. Motion carries.

Development Application:

Stevens, Robert & Mary – 21 Pleasant Street, Tax Map 103 Lot 025: To replace stone foundation with new concrete foundation; General repairs of interior of home (electric, floors, drywall, cabinets, painting, counters etc); Repair painted exterior with vinyl siding. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Peter Corey. No further discussion. All in favor, motion carries. APPROVED**

Kleinschrodt, Scott – 6 Rodgers Landing, Tax Map 219 Lot 31.4: To construct a 16'x12' outbuilding. This property abuts Mirror Lake and the outbuilding will be 125' from water. NHDES requires a Shoreland permit if it's within 250'. **A motion was made by Peter Corey to table the Development Application until approval from NHDES Shoreland is received, seconded by Frank Lombardi. All in favor, motion carries. TABLED**

Romano, Joseph – 98 Kimball Hill Road, Tax Map 241 Lot 021: (Violation/Cease & Desist was issued on 12/14/2020) This application is in response to the letter of violation. To construct an office and bathroom within the garage and add 1-bedroom upstairs, this has been existing for 10 years. Chairman Burns advised that this has been in violation for 10 years, no living quarters were to be within the garage per the Development Permit back in 2010. Peter Corey stated that the current septic has failed plus it's a second dwelling. **A motion was made by Frank Lombardi to deny the Development Application as its non-conforming with two dwellings on one lot and it violates the original permit as no septic approval was given plus the current septic system has failed, seconded by Peter Corey. All in favor, motion carries. DENIED**

The applicant has an opportunity to go before the Zoning Board for a variance, subdivide the lots or remove the unpermitted improvements as this application does not bring them into compliance with the 2010 conditions. 30 days will be given to address the issue.

Trempe, Richard & Susan – 33 Liberty Drive, Tax Map 226 Lot 065.1: To construct a 3-bedroom, 2 bath, 28'x60' ranch home with attached 26'x28' garage. 12'x26' or smaller rear deck and an 8'x21' farmer's porch. Single Family Criteria and Absolute Criteria were reviewed and all criteria was met. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Alan Theodor. All in favor, motion carries. APPROVED**

Correspondence:

-An e-mail was received advising that property owned by Larry Towle had a New Asphalt Plant on it. A Site Plan/Change of Use would be needed. Peter Corey felt that no action should be taken at this point as no verification of activity is happening, everyone agreed.

Chairman Burns was having problems with his internet service.

-OneClick Code e-mailed questions regarding ice barrier codes, adopting building codes; and do we issue building permits. Secretary McGee will respond to them that no building codes or ice barrier codes have been adopted but we issue Development Permits.

-Letter from the Town of Littleton ZBA re: Hearing for Special Exception to allow a Personal Wireless Communications Facility on Paper Road (near hospital) in Littleton. Hearing date: January 14, 2021 at 6:00 PM.

-Office of Strategic Initiatives, Planning Division have a program that shows NH municipalities and what they have for ordinances and regulations, anyone can view it. Will be a great tool to use.

Development Code:

-Secretary McGee wondered if tiny homes should have own definition. Board felt under Dwelling definition tiny home could be addressed.

-Lighting all okay

-Non-Conforming Use definitions will be part of Definition amendment.

-Non-Conforming Use – This will clean up areas for instance if a building burns down it can't be moved, it will need to go right where it was unless it can conform to the current Development Code requirements.

-Frontage: Peter Corey explained that the State has laws for building lots with no road frontage under RSA 674:41 if we have a frontage requirement it will be less restrictive.

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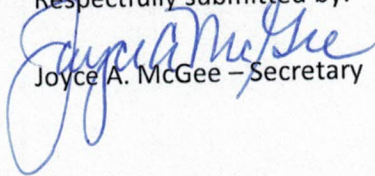
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Secretary McGee will e-mail Town Attorney for her review and deadlines for public hearing. Board is looking at January 12th and 28th for hearing dates.

A motion was made by Frank Lombardi to adjourn the meeting at 8:00 PM , seconded by Alan Theodor. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns - Chairman

