

Planning Board Meeting Minutes

May 3, 2018

6:30 PM

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Chairman Burns called the meeting to order at 6:30 PM.

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

Members Absent: Everett Kennedy and Alan Theodhor.

Public Present: Cathy Conway, Alex Cantin, Chris Hebert ,Ken Heath and Chad Dingman.

Chairman Burns appointed Tim O’Neil as a voting member in the absence of Everett Kennedy.

Minutes: A motion was made by Frank Lombardi to approve the March 22, 2018 minutes as written, seconded by Tim O’Neil. All in favor, motion carries.

A motion was made by Peter Corey to approve the April 10, 2018 minutes as written, seconded by Frank Lombardi. Tim O’Neil had some questions on Case #616 but nothing to do with the minutes. All in favor, motion carries.

Other Business:

Septic Design(s): Cargill, Robert & Daphne – 995 Jefferson Road, Map 215 Lot 016: Cathy Conway was present to represent the Cargill’s who are looking to build a new home. Ms. Conway was in a few months back but the parcel of land needed to be subdivided before any new home could be put in as a house already existed on the lot. Since then a subdivision was approved March 2018 so Ms. Conway was back with a revised plan. The new lot will have rights to a well on the other parcel within the subdivision and the existing driveway will be shared. **A motion was made by Frank Lombardi to approve the septic design as submitted, seconded by Tim O’Neil. No further discussion. All in favor, motion carries. APPROVED**

Rexford, Larry & Kathy – 178 Colby Road, Map 233 Lot 034: Connecticut Valley Designs dropped off a plan for Larry & Kathy Rexford. Existing septic tank to be pumped and filled with sand and replaced with a 1600 gallon septic tank also proposing a 1 outlet D-Box w/ velocity reducer. **A motion was made by Frank Lombardi to approve the septic design as submitted, seconded by Peter Corey. No further discussion. All in favor, motion carries. APPROVED**

Driveway Permit: Waystack, Philip & Beverly – 153 Mountain View Road, Tax Map 217 Lot 013: This was a condition when an approval was given for a new house on November 14, 2017. Mr. Waystack was advised that he need to get approval from the abutter which is Mountain View Grand to allow him

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to put a driveway closer than the 25' setbacks. On April 13, 2018 Mr. Waystack was able to receive a signature from Mr. Digeo from Mtn. View Grand to allow the request (See Property File). **A motion was made by Peter Corey to approve the Driveway Permit with the agreement of allowing a portion of the driveway to be closer than the 25' setbacks as agreed to by Mr. Christopher Diego of the Mountain View Grand, seconded by Tim O'Neil. No further discussion. All in favor, motion carries.**

Development Permit(s): #587 Morrison Hospital Association – 65 Littleton Road, Tax Map 231 Lot 056:

Chad Dingman from the Morrison was looking to see if they could get final approval for the property located at 65 Littleton Road as DHHS is coming to do an inspection. Mr. Dingman stated that they were at the tail-end of the project and need to get sign-off's for the assisted living part. Secretary McGee has already provided a letter stating that the Town has no Building Inspector nor have they adopted Building Codes. Need signature on complying with Zoning. A Notice of Decision was issued on a vote from December 9, 2014 meeting with conditions that needed to be met (See Case #587). The Board started to go down the list and discuss each of the items, Peter Corey stated that one of the items was a certified letter stating when conditions were completed so it was determined that the Morrison should be filing a certified letter. Chad Dingman stated that he would create a letter and note when each item was addressed. Mr. Dingman was advised to come back to the Tuesday, May 8, 2018 meeting.

PENDING

Ball, Bradley & Ada – 188 Jefferson Road, Tax Map 226 Lot 089: To construct an 8'x10' 3 side storage unit (lean-to) on the backside of garage. Meets setbacks. **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**

Devin, Ann-Marie – 30 Spring Street, Tax Map 104 Lot 033: To demo a barn on said lot. Property owner would like to replace within the next year, existing barn sits close to property line. Need to reference section on non-conforming use and how long to rebuild. See Section 5.10 Restoration of the Development Code. **A motion was made by Peter Corey to approve the Development Application as submitted with reference to Non-Conforming Use Section 5.10 Restoration, seconded by Frank Lombardi. No further discussion. All in favor, motion carries. APPROVED**

Hagan, John & Merlene – 13 Hilltop Manor Street, Tax Map 212 Lot 013: To renew permit #2015-006 to remove a 24'x24' garage on said location. **A motion was made by Frank Lombardi to approve the Development Application for renewal of permit #2015-006 for one year, seconded by Peter Corey. No further discussion. All in favor, motion carries. APPROVED**

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Hagan, John & Merlene – 8 Hilltop Manor, Tax Map 212 Lot 013-M08 (Applicant Reynolds, John & Paula): To place a 2018 Eagle River 14'x56' mobile home in said park (Hagan's Mobile Home Park). Serviced by Town Water/Sewer, the lot is vacant at this time. Need to meet the RSA 205 Standards for Mobile Homes, proof of Warranty Seal and comply with tie downs. **A motion was by Frank Lombardi to approve the Development Application as submitted with the conditions that RSA 205 standards are meet with proof of Warranty Seal and to comply with tie downs, seconded by Peter Corey. No further discussion. All in favor, motion carries.**

Cole, John & Sharon – 46 Hidden Acre Drive, Tax Map 230 Lot 047: To construct a new 40'x32' cape home. Septic Plan has been approved by Planning Board. Private Road Agreement is needed. **A motion was made by Tim O'Neil to approve the Development Application as submitted with the condition that a Private Road Agreement needs to be signed, seconded by Frank Lombardi. No further discussion. All in favor, motion carries.**

Correspondence:

- Letter from NHDOT Re: Carroll-Whitefield-Jefferson 41781 Highway Safety Improvement Project (see attached). Selectmen will address the list of Town's preferred/priority mitigation efforts.
- Black, Scott – 29 Lancaster Road, Tax Map 102 Lot 123: Mr. Black inquired about a variance granted back in 2009 and wondered if it was still effective. Board advised Secretary McGee that it was no longer valid. Secretary McGee will contact Mr. Black.
- Workshops/Webinar: Controlling Junk: Wednesday – May 23, 2018; A Guide to Effective Enforcement: Friday – June 1, 2018.
- Tim O'Neil gave an update on the Planning & Zoning Conference that he attended in Concord. Also, Master Plan Survey deadline is now May 10th.

A motion was made by Peter Corey to adjourn the meeting at 8:06 PM, seconded by Tim O'Neil. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman