

Planning Board Meeting Minutes

May 7, 2019

6:30 PM

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Chairman Burns called the meeting to order at 6:33 PM.

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

**Public Present:** Jon Swan, Malcolm Washburn, Stephanie & Zachary Pierce.

**Minutes:** A motion was made by Tim O’Neil to approve the April 16, 2019 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

**Jon Swan – Save Forest Lake:** Mr. Swan advised the Board that “Save Forest Lake” was a newly formed group of concerned citizens. He spoke that Casella would have an impact on Whitefield as about 90 garbage trucks would be turning onto Rte 116 which would damage the roads, create more traffic and change the landscape of town. The Town of Dalton did deem the development a Regional Impact. There has been an overwhelming opposition for this project happening. He felt that the Dalton Planning Board and Selectmen are new and this is out of their element, any guidance to defeat this would be great as Dalton has no zoning. The State of NHDES has not yet responded on an application submitted by Casella but the group will be meeting next week with State representatives. The Board advised that they will help in any way they can and thanked Mr. Swan for coming in.

**Other Business:**

**Septic Design/Driveway Permit(s): Lurvey, Amy & Brian – Off Parker Road, Tax Map 230 Lot 026:** To build a proposed 3-bedroom home. Along with the Septic application came a Driveway Permit and a 911 request. After reviewing all the documents presented the Board felt the land in question was an unbuildable lot as a road is needed. The proposed driveway showed sharing an existing driveway with another. Peter Corey stated that a buildable lot needs road frontage. Frontage on a R.O.W. is not acceptable pursuant to RSA: 674:41, Mr. Corey read the five types of streets that are acceptable. The Board agreed to table the applications for Septic and Driveway until further information is brought forward regarding a road. The applicant should seek legal advice or work with the Wiseman’s to build a road. **TABLED**

**Driveway Permit(s): Huntoon, Kirby – 19 Maple Street, Tax Map 104 Lot 022:** To widen existing driveway with gravel. No picture or diagram was submitted so the Board wanted more information on did it meet the setback requirements of 25’. Secretary McGee will go and take a look and report back at the next meeting. **TABLED**

**Demolition Permit(s):**

**Washburn, Malcolm – 16 Fairway Lane, Tax Map 217 Lot 016:** To demolish a 24’x21’ garage attached to the house. The garage is prefab so will be taken down in sections with hopes of moving it to 38

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Prospect Street – Nancy Towle property. Mr. Washburn understands that a variance will most likely be needed at this location, Board advised of the process. He will file a Development Application for a new garage when ready for 16 Fairway Lane. **A motion was made by Peter Corey to approve the Demolition of the 24'x21' garage at 16 Fairway Lane, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

**Owner: Mook, Stephen/Applicant: Brown, Joshua – 237 Lancaster Road, Tax Map 219 Lot 035-01:** To demolish an addition approximately 25'x20'. The Board wanted a statement from the contractor stating no asbestos existed. **TABLED**

**Development Permit(s):**

**Watkins/Pierce, Stephanie & Zachary - 20 Anna Drive, Tax Map 102 Lot 024-M01:** To replace the current front porch with a 17'x9' mudroom and 10'x9' deck. Setbacks meet. **A motion was made by Tim O'Neil to approve the application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Carr, Patrick – 65 Hazen Road, Tax Map 226 Lot 051:** To construct a 16'x20' post and beam shed. Setbacks met. **A motion was made by Peter Corey to approve the application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Saffian, Mark & Susan – 26 Cross Street, Tax Map 102-124:** To build a ½ bathroom on ground floor. **A motion was made by Frank Lombardi to approve the application as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

**Quigley, Edward & Maryclare – 32 Lancaster Road, Tax Map 101 Lot 044:** To construct a 10'x20' 3-season porch and 6'x40' wrap around over hang, no change in setbacks. **A motion was made by Alan Theodhor to approve the application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

**Rodrigue, Thomas – 15 Knot Hole Road, Tax Map 216 Lot 023:** To demolish existing garage (28'x25') and existing slab. To construct a new 36'x30' garage in a different location, extend driveway to location. The Board saw no issues with the new garage but wanted a demolition permit filled out for the disposal of the old garage. Secretary McGee will notify applicant. **A motion was made by Peter Corey to approve the new 36'x30 garage, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Weathervane Theatre – 389 Lancaster Road, Tax Map 217 Lot 003:** To construct a new patio with lamp posts, benches and landscaping. (See property file for plans) No concerns, setbacks met. **A motion was made by Alan Theodhor to approve the application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

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**DS Contractors Inc. – 105 Union Street, Tax Map 231 Lot 004:** To construct a 40'x66' 4 bay garage with a 12' shed on backside. Setbacks met. An abutter had concerns that the new building was going to be built over his Water/Sewer line as it crosses through the property. The Board felt this was a private matter. **A motion was made by Peter Corey to give conditional approval as long as no municipally owned utilities are within 8' of the new structure, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

**Correspondence:**


- E-mail from NHDES regarding Asbestos Inspection and Abatement when issuing a Building Renovation and Demolition Permit. (see attached)
- Planning Conference – Board members are on a waiting list as conference is full.
- NH Division of Historical Resources – Water System Improvements – 58 Twin Mountain Road. (see attached)
- Tim O'Neil reported on Planning Workshop he attended in North Stratford. Very informative.
- Master Plan: June Garneau is still working on Plan.

**RV Permit:** Spelling errors to correct and insert an RSA.

**A motion was made by Peter Corey to adjourn the meeting at 8:35 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman