

Planning Board Meeting Minutes

April 2, 2019

6:30 PM

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

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

**Members Absent:** Frank Lombardi

**Public Present:** Chief John Ross Jr., and David Scalley

Chairman Burns appointed Steve Laroza as a voting member in the absence of Frank Lombardi.

**Minutes:** A motion was made by Peter Corey to approve the minutes of March 19, 2019 as written, seconded by Alan Theodor. All in favor, motion carries. APPROVED

**Election of Officers:** Scott Burns – Chairman and Tim O'Neil – Vice Chairman. A motion was made by Peter Corey to elect Scott Burns as Chairman and Tim O'Neil as Vice Chairman, seconded by Steve Laroza. All in favor, motion carries.

**Other Business:**

**Development Permit(s):**

**Scalley, David – 105 Union Street, Tax Map 231 Lot 004:** To build a 60'x 52' garage, Mr. Scalley advised that he would like to revise the plan to build a 48'x64' garage and will submit a new plan. The old application to build the garage was back in 2012 which was never acted upon. Tim O'Neil wondered if there would be any issues with neighbors. Mr. Scalley stated that no it shouldn't be as it's tucked in the back corner of the lot and out of view. The Board felt a brand new application needed to be filled out along with \$150.00 filing fee. Chief Ross agreed that it should be considered new and plans should be included as it's a commercial building.

**11 Main Street – Old Hardware Store Location:** Mr. Scalley updated the Board stating that the asbestos samples had been taken. Need to check with NHDES regarding Shoreland Protection and if anything needs to be filed with them.

**Silverstone Apartments – Union Street:** Would like to reface building, new porches, new roof. He stated that there were provisions for an additional building in the original plan. Mr. Scalley will submit a new application, would meet setback requirements but probably won't happen until next year.

**Ball, Neal & Diane – 249 Hall Road, Tax Map 218 Lot 053-M22:** To construct a 8'x16' deck. Land is owned by Richard Harris Sr. in trailer park. A motion was made by Tim O'Neil to approve the application as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED

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**Young, Randall – 278 Jefferson Road, Tax Map 226 Lot 064:** Revisit setback on left hand side as owner has built a 12'x40' metal roof over camper. Steve Laroza stated that the structure is not situated in a straight line, a portion on the far left side corner is close. Is the trailer taxable? With the roof over it means it's permanent, it's encased. Board wondered about the septic, it states on his form that he has it cleaned every 7 to 8 weeks. **A motion was made by Peter Corey to approve the application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Marquis, Jeremie – 305 Jefferson Road:** Mr. Marquis wondered why he needed to file a Development Application. The Board felt an RV permit would be needed and not a Development Permit as RV will be close to the size of a manufactured home.

**Correspondence:**


- Planning & Zoning Conference on Saturday, June 1, 2019.
- \$30.00 fee for RV Permit for each proposed activity, need a public hearing to accept fee. Mr. Scalley shared more information on how the Town of Carroll handles RV's, enforcement, codes, fees etc.
- When can a renewal of a permit be done. The Board agreed that 30 days from the expiration date anything after that would require a new application and fees.
- Does a temporary structure constitute a permit? The Board agreed that drawing the line with permanent and temporary is not easy but they felt that it should be the same for everyone. The Development Code does not distinguish a permanent or temporary structure when filing a permit. A permit will need to be filed for any temporary structures.
- Chief Ross advised that a 12'x12' structure had been constructed up at the WMRHS without a permit. An inspection will be done for confine space. Board advised to send a letter as it's an After-the-Fact Permit penalty.

Worked on RV Permit Application.

**A motion was made by Peter Corey to adjourn the meeting at 8:00 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman