

Planning Board Meeting Minutes

August 13, 2019

6:30 PM

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Acting Chairman Tim O'Neil called the meeting to order at 6:30 PM.

**Members Present:** Tim O'Neil – Acting Chairman, Frank Lombardi, Alan Theodhor, Peter Corey – Selectmen's Rep., and Joyce McGee – Secretary.

**Members Absent:** Scott Burns – Chairman and Steve LaRoza – Alternate

**Public Present:** Claude, Sara and Matthew Roy.

**Minutes:** A motion was made by Peter Corey to approve the minutes of August 6, 2019 as written, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

**Roy, Claude and Sara – 13 Lookout Lane, Tax Map 231 Lot 043:** Tabled from 8/6/19 meeting. Secretary McGee advised that she spoke with the Assessor, the assessment on the property would see no change if a Change of Use occurred. Matthew Roy advised the Board that he offers clinics for equine in all locations, his business is not based out of Whitefield it's floating. Claude Roy stated that the arena is for own personal use. Matthew brought a copy of RSA 21:34-a for the Board (see attached as well in Property File). It gives a definition of what Farm, Agriculture, Farming means in New Hampshire. Mr. Roy stated that the location is not an ideal area for this business. Frank Lombardi doesn't believe it fits under a Change of Use. Peter Corey would like Town Attorney to review. Mr. Roy, if it does become a business I would separate the other buildings from the arena and have its own thing.

The Board asked if the DPW came and reviewed the site regarding drainage concerns. Matthew Roy stated, yes he felt some culverts would need to be put in. Tim O'Neil felt that the road issue is a long term project. All agreed that something needs to be done to Greenwood Street.

Peter Corey advised that once Town Attorney looks at this, if no concerns then you are good to go. Sara Roy welcomed the Board to stop by whenever they had a concern. The Board thanked them for coming in.

**Septic Design(s):**

**Brehm, Stephen – Marjorie Lane, Tax Map 255 Lot 018:** Tabled from 8/06/19 meeting as driveway needed to be corrected. Both the location map and plan map show the same driveway area, no concerns. A motion was made by Peter Corey to approve the Septic Design with the corrections, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

**Beaver Cove, LLC (Leonard Harden) – 37 Pierce Road, Tax Map 230 Lot 016:** Tabled from 8/06/19 meeting as a line connecting both structures were to be removed. No concerns as line was removed. A

motion was made by Peter Corey to approve the Septic Design with the corrections, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

**Demolition Permit(s):**

**Homan, Jason – 22 Dusty Drive, Tax Map 103 Lot 089:** To demo a 1940 20'x30' barn. The Board had no concerns, an asbestos pamphlet will be enclosed with permit. A motion was made by Alan Theodhor to approve the Demolition Permit as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

**Development Permit(s):**

**Boyle Etal., Jill/Brantley, Joel – 667 West Side Road, Tax Map 243 Lot 011:** Tabled from July 9<sup>th</sup> and August 6, 2019 meetings as more information was needed on the current septic system. All information was received. The Board had no further concerns. A motion was made by Peter Corey to approve the Development Permit as submitted with the additional information requested by the Board, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

**Keddy, Arthur – Bethlehem Road, Tax Map 253 Lot 005:** To construct a 8'x12' shed. A motion was made by Frank Lombardi to approve the Development Permit as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

**Smith, Gary/Applicant: Cantin, David – Island on Mirror Lake, Tax Map 219 Lot 043:** To renew permit 2016-027 that expired on 7/12/2019. No changes to the permit. A motion was made by Peter Corey to renew permit 2016-027, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

\*\*\*\*Concerns with property owners not getting permits were expressed, Secretary McGee advised that information has been put in tax bills several times. The Board felt adequate notification has been given and at this point an After-the-Fact penalty will be assessed of \$150.00\*\*\*\*

A few violations were addressed and letters will be sent out.

**Master Plan DRAFT:** The Board and Committee will meet on Tuesday, September 10, 2019 at 6:30 PM to review the DRAFT. This plan will be a value to the Town, Planning Board, Conservation Committee and Selectmen as they move forward. A question came from a citizen whether the proposed landfill was addressed, the Board felt that current sections preserve areas and open space.

**CIP (Capital Improvement Program):** The Board wondered if it was necessary to have a committee, since the Selectmen already do the same thing during budget preparation. It's hard to find people to serve on the committee and come to the meetings. Secretary McGee will reach out to NHMA to maybe see what the process is to not have one.

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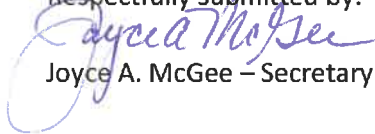
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**Correspondence:**

Peter Corey shared with the Board a conversation he had with respect to Air BnB's (Rental Homes) not having septic systems that are adequate to the number of bedrooms/beds listed on their Septic Design. Example: An approved State Designed Septic is for a 3 bedroom (the assumption that each bedroom has 2 people) therefore 6 people in the home would be adequate for the system. What happens is homes are adding beds so now you are up to 12, 16 or maybe 18 people and the system is not designed for this, it's grossly over loading the system. It's becoming an issue everywhere. The Board would like to look into this to see what is being done on the State level. Secretary McGee will contact NHMA to see if they have any feedback.

**A motion was made by Frank Lombardi to adjourn the meeting at 7:35 PM, seconded by Peter Corey. All in favor, meeting adjourned.**

Respectfully submitted by:



Joyce A. McGee – Secretary



Tim O'Neil – Acting Chairman