

Planning Board Meeting Minutes

October 1, 2019

6:30 PM

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

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

Members Absent: Alan Theodhor and Frank Lombardi.

Chairman Burns appointed Steve LaRoza as a voting member in the absence of Alan Theodhor.

Public Present: See attached.

Minutes: A motion was made by Peter Corey to approve the minutes of September 10, 2019 as written, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

Notice of Voluntary Merger Pursuant to RSA 674:39-a: Rexford Family Revocable Trust, Carroll & Marion Rexford, Trustees – 167 Colby Road, Tax Map 233 Lots 037 & 037.2.

No concerns with the Board to merge the two lots.

A motion was made by Peter Corey to approve the Voluntary Merger for Map 233 Lots 37 & 37.2 as submitted, seconded by Tim O’Neil. All in favor, motion carries. APPROVED

Consultation: Streeter, Dennis & Linda – Land off Lancaster Road, Tax Map 219 Lot 054: Subdivision – Mr. & Mrs. Streeter were present to discuss a possible two lot subdivision however the lot sizes are undetermined at this time. A State of NH Driveway Permit has been applied for but could take up to 180 days, the site distance is good but they are not sure if an approval will be given as several entrances exist in that area. A 50’ ROW exist but only 34.84’ is part of lot 054, the Board advised that a variance would probably be needed for the driveway as 25’ setbacks need to be met along with Road Standards for the Town. Everything is on hold until they hear from the State.

Other Business:

Septic Design(s): Cox, Stephen – 600 Kimball Hill Road, Tax Map 251 Lot 004: Secretary McGee advised she had signed an amended copy of the Sewage Disposal System at this location on 9/6/19.

Demolition Permit(s): Morrison, Wayne – 48 Newell Lane, Tax Map 244 Lot 025: Mr. Morrison was present to discuss taking down the existing carport, tool shed and woodshed which is all one unit (19’x21’) and put up a garage (20’x20’). He checked with NHDES and a Shoreland by Notification needs to be done as structure is 60’ from water with minimal impact. The structures will be taken down and moved to another location outside of Whitefield. The new structure will be setback further from the

Meeting 10/1/19 PB

Name	Address
Robert Stiles	74 Judd Road wfd
Chris Storin	185 Lancaster Rd Whitefield
Linda Streecher	186 Lancaster Rd Whitefield
Dennis Streecher	" "
PETER GIGNAC	CONTRACTOR - FRANCONIA
WBYKE MORRISON	48 NEWELL LANE, Whitefield

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road. A motion was made by Peter Corey to approve the Demolition Permit as submitted, an asbestos pamphlet was given to Mr. Morrison, seconded by Steve LaRoza. All in favor, motion carries.

APPROVED

Development Permit(s): Morrison, Wayne – 48 Newell Lane, Tax Map 244 Lot 025: To construct a 20'x20' Garage on concrete pad, height of structure 16'. A motion was made by Tim O'Neil to approve the Development Application as submitted, contingent upon getting NHDES approval, seconded by Peter Corey. All in favor, motion carries. **APPROVED**

RV Permit(s): McLain (Parker), Lorisa – Spencer Road, Tax Map 255 Lot 009: 1980 Jayco Pop-up for 180 day use from 9/12/19 – 3/12/2020. A motion was made by Peter Corey to approve the RV Permit as submitted, seconded by Steve LaRoza. All in favor, motion carries. **APPROVED**

Development Permit(s): Stiles, Robert – Freds Way, Tax Map 101 Lot 017.1: Mr. Stiles was present to discuss constructing a 50'x50' garage on said lot. He would like to have Town Water/Sewer to lot, 25 years ago he put a stub in to allow for this. Secretary McGee advised that he would have to talk with the Water/Sewer Department and Public Works Director as concerns have been raised. Mr. Stiles is waiting to hear back from Eversource regarding powerlines, if an issue then he might have to move the location of the building or possibly get a variance. The Board felt many issues needed to be addressed at this time. A motion was made by Peter Corey to table the application until further information is received, seconded by Steve LaRoza. All in favor, motion carries. **TABLED**

Potter, Zachary – 223 Twin Mtn. Road, Tax Map 239 Lot 011: To construct an 8'x14' wood shed on 6 precast concrete footings. Setbacks met, no concerns. A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Peter Corey. All in favor, motion carries. **APPROVED**

Gooden, Arnold – 13 Prospect Street, Tax Map 101 Lot 005: To construct an 8'x24' lean-to off existing garage. The setbacks were not met as small in-town lot. This is an after-the-fact permit with a fee of \$150.00. The Board advised that this application would require a variance. Secretary McGee will advise the property owner.

Watkins, Judy – 37a Highland Street, Tax Map 102 Lot 054: To remove front porch, replace with smaller entry and new steps. Secretary McGee advised she had approved the permit, this was an after-the-fact with a fee of \$150.00. **APPROVED**

WIJG LLC – 216 Mountain View Road, Tax Map 217 Lot 023: Concerns of a building demolished at said location was found to be already part of an existing Demolition Permit. No action taken.

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Correspondence:

-Does a Shelter Logic need a permit? YES

-Letter to Claude & Sara Roy re: Agricultural Use (see property file).

-Letter from Tara Bamford regarding her partnership with NC Council re: Community Planning Services (see attached).

-NHMA Webinars – Regulating Short-term Rentals in NH, several members were interested in this. Secretary McGee will register Tim O'Neil, Steve LaRoza and Peter Corey. Other webinar was What Municipal Officials Need to Know About Cable TV Franchising Today – Peter Corey to register.

-Letter from NH Division of Historical Resources: 39 Freds Way – AT&T Mobility LLC (see property file)

-Letter from Federal Communications Commission re: 106 filing of AT&T Mobility LLC (see property file)

-Letter from Donahue, Tucker and Ciandella, PLLC re: Comprehensive Public ROW Ordinance to regulate access to public ROW for wireless facilities and all other uses. Board declined to participate.

-Copy of Shoreland Permit for William Avgerakis re: failure to septic system (see property file)

Master Plan: Board would like a note regarding comments from survey to read: See comments available at town office. Also, Chapter 11 change from Implementation to Guide. Public Hearing will be in November.

(JM)
Removed

Development Code: New Appendix for Village District: Setbacks would be 10' not 25' as required now, and to address Agricultural Use; Other changes: Minimum Frontage would be 60'; Setback for Driveways would be 10' not 25' as required now; Definition for Short-term Rentals. Secretary McGee will work on this with the Town's Attorney.

A motion was made by Tim O'Neil to adjourn the meeting at 8:10 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman