

Planning Board Meeting Minutes
December 10, 2019
6:30 PM
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Chairman Scott Burns called the meeting to order at 6:45 PM.

Members Present: Scott Burns – Chairman, Alan Theodhor, Tim O’Neil, Steve LaRoza - Alternate and Joyce McGee – Secretary.

Members Absent: Peter Corey – Selectmen’s Rep. and Frank Lombardi

Public Present:

Richard Harris Sr., Richard Harris Jr., Jillian Hammond, David Scalley, Chief John Ross Jr., Gardner Kellogg and Brian Gosselin.

Chairman Burns appointed alternate Steve LaRoza as a voting member.

Minutes: TABLED

Public Hearing(s):

1. 4-Lot Subdivision:

#629 – Owner(s)/Applicant: Janet Savage – South Whitefield Road, Tax Map 249 Lot 004 – who is/are requesting a 4-Lot Subdivision to create residential house lots. Said lot is 121.85 acres. Lot 1 to be 48.04 acres, Lot 2 to be 38.29 acres, Lot 3 to be 2.61 acres and Lot 4 to be 32.11 acres. Roadway access to Lots 2, 3 & 4 is .53 of an acre. Survey is prepared by Gardner Kellogg, Licensed Land Surveyor.

Chairman Burns read the above 4-Lot Subdivision description.

Chairman Burns wanted it to be known that the Savage’s are relatives as he would have to vote on the plan. No concerns were expressed. Gardner Kellogg was present on behalf of Janet Savage stating the plan was for a 4-Lot Subdivision with lots 2,3 & 4 using the 600’ foot road with a hammerhead as access. The road will be brought up to town specifications as stated on the plan. Chairman Burns asked about Lot 1 driveway and the distance from the lot line. Mr. Kellogg stated it’s 25’ away. Notice of acceptance of permit from NHDES was on file.

No further questions.

A motion was made by Tim O’Neil to approve the application as presented, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

A motion was made by Tim O’Neil to approve the 4-Lot Subdivision as presented, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

2. Site Plan Review/Change in Use:

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#630 – Owner(s) Abbott, Reginald/Applicant: Brian Gosselin – 87 Brown Street, Tax 102 Lot.007: who is/are requesting a Site Plan Review/Change of Use to convert a 71'x140' area of the existing building into an Auto Body Shop.

Chairman Burns read the above Site Plan/Change in Use description.

Mr. Gosselin was present to address the Board on his Auto Body and Repair Shop at 87 Brown Street. The Board went through the Commercial Activity Chart and Absolute Criteria. The building was used years ago as Industrial so Board felt the character was similar. Parking area, Mr. Gosselin stated vehicles being picked up would be in front all other vehicles in the back of the building or in bay. Water/Sewer meter needs to be installed, Mr. Gosselin's plumber needs to work with the Town Departments on this. Air Quality, a filter is in place. Lighting on the building will be downward, Eversource set a pole with a light today, illumination is minimal.

Fire Chief Ross has looked at the building and has advised Mr. Gosselin what needs to be done. Parking came back up. Fire access needs to be available all the way around the building, needs to be free of vehicles. Based on square footage of the building area being used, 33 vehicles are the maximum allowed. 10-15 in front with remaining to be stored in the back of the building whether abandon, broken or working on.

A motion was made by Tim O'Neil to approve the Change of Use/Site Plan with the conditions that the maximum allowed number of vehicles are 33 and Town Water/Sewer needs to be addressed with said Departments, seconded by Steve LaRoza. Other discussion came from David Scalley, he liked the idea but had concerns of back taxes on said lot. Mr. Scalley was advised that this was not a Planning Board issue and the Board of Selectmen were aware of this. Secretary McGee advised that Mr. Gosselin has been told that the building can be taken for back taxes at any time. **No further discussion. All in favor, motion carries. APPROVED**

A motion was made by Steve LaRoza to accept the application as complete, seconded by Tim O'Neil. All in favor, motion carries. APPROVED

Other Business:

Harris Sr., Richard – Site Plan/Change of Use for two additional manufactured homes on Lot 53: Mr. Harris advised the Board that the Selectmen agreed to allow the hook-ups but put a moratorium on for any other hook-ups and would revisit. Mr. Harris stated that he pumps only gray water to the sewer system as his system is only designed for this. Changing to a grinder system is a big change and expense, it won't be easy.

Member Alan Theodhor arrived.

Mr. Harris presented a revised master plan showing the two homes. Board advised that the homes need to meet the 25' setbacks along with the sheds. Mr. Harris asked if these home could be approved tonight with provisions for 50' movement to accommodate ledge restrictions for water/sewer placement. Secretary McGee stated that these were part of the Site Plan/Change of Use public hearing which would be in January, so no approval could be given until abutters are notified and in the paper.

Septic Design(s):

Melhem Enterprises Retreats LLC - 90 Forest Lake Road, Tax Map 244 Lot 043: Existing failed leach field to be replaced. 3 Bedroom House, 1250 gallon tank. Board would like to put a condition of no more than 6 people to occupy the house, 2 people per bedroom. A note will be put on the form but not sure how NHDES will handle the condition. **A motion was made by Alan Theodhor to approve the septic design with the condition that based on number of bedrooms, maximum of six people, 2 per bedroom, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Demolition:

Pagnotti, Irma - 111 Old East Road, Tax Map 213 Lot 001: Revise current Permit #2019-008 from partial demolition to complete demolition of house. Contractor started demolition and found existing house would not support renovations. Mr. Scalley stated that it's a lot safer to continue with demolition if structure is not safe. Board talked about additional fees, but do to the condition of structure decided not to. **A motion was made by Tim O'Neil to approve the revised Demolition Permit 2019-008, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Development Permit(s):

Pagnotti, Irma - 111 Old East Road, Tax Map 213-001: Revise current Permit #2019-065 from constructing 2nd Floor and interior renovations to constructing a new home following original house footprint. First floor stays as original with 12 feet added in the back and second floor built on top. (see Property File). **A motion was made by Alan Theodhor to approve the revised Development Permit 2019-065, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

MacKillop (Driscoll), Shannon - 531 Lancaster Road, Tax Map 212 Lot 006: To build a 14'x16' addition (bedroom). Based on the assessment card 3 bedrooms already exist, so need to know the size of the septic tank to make sure a 4th bedroom can be accommodated. The Board would like a letter from a Certified Septic Designer stating the size. **A motion was made by Steve LaRoza to approve the permit based on the documentation received on the size of the septic tank, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Correspondence:

-Question: Do you need a permit to remove outside stairway and relocate in a different area? Yes, since the stairway is long and near road. Secretary McGee will notify owner.

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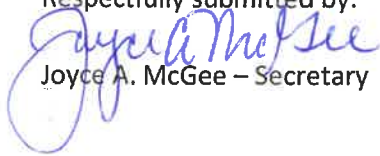
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-Webinar: Cable Franchising, Thursday, December 19th at 1:00 here at Town Office.

**A motion was made by Alan Theodhor to adjourn the meeting at 8:23 PM, seconded by Steve LaRoza.
All in favor, meeting adjourned.**

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns - Chairman

