

Planning Board Meeting Minutes

March 3, 2020

6:30 PM

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

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

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

**Public Present:** Dennis & Linda Streeter and Chris Storti.

Chairman Burns appointed Steve LaRoza as a voting member.

**Minutes:** A motion was made by Tim O’Neil to approve the minutes of February 18, 2020 as written, seconded by Steve LaRoza. All in favor, motion carries. **APPROVED**

**Other Business:**

**Driveway Permit(s):**

**Consultation: Streeter, Dennis & Linda – Lancaster Road, Tax Map 219 Lot 054:** Dennis & Linda were present to address the Board, they had several questions on the proposed driveway. Mr. Streeter stated that the State permit indicated the driveway shall not exceed 24’ wide. He is hoping the existing culvert can be used. The question is regarding the setback for the driveway, current standard is 25’. The big issue is the driveway entrance will be shared in common giving access to two undeveloped lots, the first section is owned by Mr. Smith and Mr. Streeter has a deeded right-of-way. Mr. Streeter advised that Thomas Smith was working on a plot plan for the lot. The Board is not sure how to handle the setback requirement since the driveway will cross over boundary lines. Chairman Burns felt that since the driveway was going across several lots concerns with what would happen in the future were brought up. The Board asked Mr. Streeter to provide on the plot plan where the driveway was going to be located, then they could make a better decision on the setbacks.

Mr. Streeter had questions on Intent to Cut and Current Use. He was advised to see the Selectmen on the Intent to Cut and Secretary McGee advised him on the Current Use. Since logging will be occurring the Board advised that a logging permit from the State was a separate permit from the driveway permit for the home. Mr. Streeter also would like to hook onto the Town water, he was directed to the Water Department. After the logging was done the Board advised the next step would be septic design. The Board asked Mr. Streeter to come back to the March 17<sup>th</sup> meeting with the plot plan showing the driveway.

**Development Permit(s):**

**Scalley, David – 11 Main Street, Tax Map 103 Lot 059:** Mr. Scalley had called asking for a 1- year extension on his development permit. The Board asked when the first initial permit was given.

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Secretary McGee stated 2016. Demolition of the building has been the issue. The Board agreed to give a 1-year extension but if not done within that time frame he would have to start the process all over again and reapply. **A motion was made by Tim O'Neil to allow a 1-year extension on the current Development Permit, if not done within the extension then applicant would have to reapply and start the process all over again, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

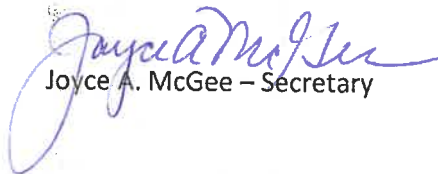
**Correspondence:**

Review of correspondence from Town Attorney on short-term rentals. Chairman Burns still has concerns regarding short-term rentals and owners thinking they are Residential Use he feels if they are getting paid money they are Commercial, especially when the owner doesn't live there. The septic system is still a concerns with these rentals. The Board would like Secretary McGee to contact NHDES to see if they can come to a meeting and provide input.

**Development Code:** Tim O'Neil will sit at Town Meeting to provide information on Warrant Articles along with trying to recruit for vacant spots on Zoning, Planning and Conservation Commission.

**A motion was made by Alan Theodhor to adjourn the meeting at 7:22 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns – Chairman