

Planning Board Meeting Minutes (Teleconference via Zoom)
April 14, 2020
6:30 PM
Page 1 of 3

Chairman Scott Burns called the meeting to order at 6:37PM.

Members Present: Scott Burns – Chairman, Alan Theodhor, Peter Corey – Selectmen's Rep, Frank Lombardi, Tim O'Neil, Steve LaRoza – Alternate and Joyce McGee – Secretary.

Minutes: A motion was made by Alan Theodhor to approve the March 17, 2020 meeting minutes as written, seconded by Peter Corey. All in favor with Tim O'Neil abstaining, motion carries. APPROVED

Demolition Permit: Chen, Andrew & Colleen – 83 Pierce Road, Tax Map 241 Lot 057: To demo existing one story ranch. The Shoreland Application states, to demolish existing home on the property, construct a new structure on the same footprint, and adding driveways on both the north and south sides of the building for off-street parking. At this time no driveway permits have been received, Secretary McGee will notify them that a Driveway Permit is needed.

Peter Corey stated he was familiar with the property and no impact to the shoreland as a buffer is present, so no problem. Scott Burns stated that the footings are tipping. The house will remain 2 bedrooms. Disposal location will be Turnkey Landfill in Rochester, NH.

A motion was made by Peter Corey to approve the Demolition Permit as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED

RV Permit: Murphy, Barry & Diana – 15 Johnson Drive, Tax Map 233 Lot 052: To renew from 5/1/2020 to 11/01/2020 to occupy a 2011 Rockwood Camper. A motion was made by Frank Lombardi to approve the RV Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Development Permit(s): Dupuis, Calvin & Kristin – 310 Littleton Road, Tax Map 241 Lot 092: To remodel kitchen and renovate attic into a master bedroom, current bedroom will become storage area. A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Cox, Stephen – 566 Kimball Hill Road, Tax Map 251 Lot 004: To construct a 10'x10' chicken coop. Alan Theodhor asked about management practices for Agriculture, everyone agreed that this should be mentioned. A motion was made by Peter Corey to approve the Development Application as submitted with the condition that Best Management Practices for Agriculture in NH be followed, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

Planning Board Meeting Minutes (Teleconference via Zoom)

April 14, 2020

6:30 PM

Page 2 of 3

Black, Candace – 16 Liberty Drive, Tax Map 226 Lot 075: To replace shingle roof with metal. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Correspondence:

-Morrison: Letter asking if a permit is needed for repaving front parking lot and sidewalk at back entrance. The Board agreed no permit is needed.

--Savage, Janet: Letter regarding building subdivision road (off South Whitefield Road) to Town specifications. Peter Corey advised that he had spoken with Public Works Director, Robert Larson to see if he was comfortable in doing the inspection. He advised Mr. Corey that he could do the inspection and it wasn't necessary to hire a consultant. Mr. Corey stated that the Savage's would need to coordinate with Mr. Larson and schedule the inspections with him. The Town Road Standards will have to be adhered too and the Board will review to know what is expected. (See Property File) Secretary McGee will make sure Mr. Larson has a copy of the Road Standards.

A motion was made by Frank Lombardi to have PWD Robert Larson oversee the construction of the subdivision road and to make sure it meets the Town Road Standards, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

-Melhem Enterprises: The Conservation Commission asked that the Planning Board review the Wetland Permit proposing two seasonal retractable docks on Burns Lake each with a concrete anchor pad embedded in the bank landward and granite steps set into the portion of the bank to provide dock access. 88 Forest Lake Road is to be 6' x 48' and 90 Forest Lake Road is to be 6' x 40'. Chairman Burns stated that all lakes are owned by the State of NH and the length of docks for small lakes is 30'.

*Frank Lombardi who is also the Conservation Commission Chairman sent an e-mail to the Wetlands Division on allowing time for them and the Planning Board to respond to the application. He did receive an e-mail back stating that they had 16 days to reply.

*Mr. Lombardi wondered if the granite stairs needed a Town permit as development is occurring on land? Chairman Burns stated that docks and shoreland impact is State regulated. Mr. Lombardi again stated that the land was being developed do they need a permit? Tim O'Neil felt that the Town should have a say. Mr. Lombardi stated that the Conservation Commission can state the impact on the lake, wildlife and docks exceeding standard length.

The Board still feels that this should be declared a business. Mr. Corey stated that it's not a residence and he's not against them but needs to meet regulatory compliance for life safety, environment, septic, lighting, neighbors and others have been offended by activity that has gone on. It could be done

Planning Board Meeting Minutes (Teleconference via Zoom)

April 14, 2020

6:30 PM

Page 3 of 3

properly. The response back to Wetlands Division should be concerns within the environment and not so much with the other concerns that the Planning Board has. The Planning Board will consult again with Town Attorney on issues of concern.

Everyone felt that the anchors and granite steps need a Development Permit. **A motion was made by Frank Lombardi that a permit will be required for the anchors and granite steps to access the docks, seconded by Tim O'Neil. All in favor, motion carries.**

-State Driveway Permits: Secretary McGee asked about how the Board will handle State Driveway Permits and who was getting them as 10' setbacks are required through the Town. Board agreed that State Driveway permits need to meet Town setbacks.

A motion was made by Tim O'Neil to adjourn the meeting at 7:30 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman