

Planning Board Meeting Minutes (Teleconference via Zoom)

May 12, 2020

6:00 PM

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Chairman Scott Burns called the meeting to order at 6:12 PM

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

Members Absent: Alan Theodhor

Public Present: Robert Saunders and Terry Lufkin

Chairman Burns appointed Steve LaRoza as a voting member.

Minutes: A motion was made by Tim O'Neil to approve the May 5, 2020 meeting minutes as written, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

Since Mr. Saunders was present the Board reviewed his application as follows:

Development Permit: Saunders, Robert & Kimberly – 235 Lancaster Road Unit 7, Tax Map 219 Lot 035-07: To remove existing deck and kitchen nook on the back of the cottage and reconstruct it. All work will be within the existing constructed footprint and constructed on piers per the existing condition. A small dormer with window will be constructed in the second floor loft. Minor repairs to bathroom. Mr. Saunders stated that this is a unit contained within the Association and everything would be within the same footprint. 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

Septic Design: Melhem Enterprises Retreats – 90 Forest Lake Road, Tax Map 244 Lot 043: A correction from failed to replacement needs to be made on a prior septic design plan. A septic evaluation was also provided. A motion was made by Peter Corey to approve the amended septic design, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

Driveway Applications: Chen, Colleen – 83 Pierce Road, Tax Map 241 Lot 057: To construct two (2) driveways off of Pierce Road. PWD Robert Larson has reviewed application and signed off. No questions from the Board. A motion was made by Tim O'Neil to approve the Driveway Application as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED

Development Permit(s): Chen, Colleen – 83 Pierce Road, Tax Map 241 Lot 043: To construct a 32'x50', 2-bedroom, 3 bath home using existing footprint of present structure that is to be torn down. This was tabled from the May 5, 2020 meeting as height was listed as 26' which did not meet the required height on Burns Lake. The application now states 22', the Board was concerned with how that was figured, Secretary McGee read the following from the Development Code: Article XVII – Single Family Home;

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Section 11.2 (e): Does the project comply with the building height restrictions from the vertical distance measured from the highest part of the roof to the average finished grade of the building? Height limitations within 200 feet of Mirror Lake, Forest Lake, and Burns Lake shall be 25 feet, measured in the same fashion.

Secretary McGee stated that the contractor measured based on this section of wording. The Board had no further issues. **A motion was made by Peter Corey to approved the revised Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Santoro, Mark & Jennifer – 6 Woodthrush Acres Road, Tax Map 215 Lot 038: To convert attached garage into kitchen area with sliding door to new deck, install new fireplace, remove existing deck off rear of house and build a new 14'x24' deck on side of house, to build a new 3 car garage 26'x44' at the rear of the property, new driveway location. This was tabled from the May 5, 2020 meeting as application was incomplete, more setbacks were needed. New driveway location is off a private road so no driveway permit from Town is required. All setbacks given meet the required 25', no further discussion. **A motion was made by Frank Lombardi to approved the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

LaBonte, Angela - 510 Jefferson Road, Tax Map 221 Lots 027 & 028: This application was tabled at the May 5, 2020 meeting as the Board had concerns with new driveway crossing two lots. Secretary McGee advised that she got an e-mail from property owner stating that she was going to keep the existing driveway and not create a new entrance off of Jefferson Road. She also was interested in merging the two lots. The application was to build a 28'x32' garage. No further concerns. **A motion was made by Frank Lombardi to approve the Development Application to construct a 28'x32' garage as submitted, seconded by Tim O'Neil. Peter Corey recommended approving the Development Permit with the condition that the owner uses the existing driveway and if the desire is to modify the driveway it needs to return to the Board. All agreed with the condition. All in favor, motion carries. APPROVED WITH CONDITIONS.**

Davenport, Daniel & Celena – 24 Balsam Lane, Tax Map 104 Lot 105: To construct a 16'x30' one bay garage with an attached 10'x24' lean to. It was noted that the setbacks in this area are 25' and the back measurement stated 20' from property line. **A motion was made by Steve LaRoza to deny the Development Application as submitted as setbacks did not meet the required 25', seconded by Tim O'Neil. All in favor, motion carries. DENIED**

Secretary McGee will notify property owners they will need to get a variance from the Zoning Board of Adjustment.

APPROVED

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Correspondence:

- 5 Main Street: Property owner wondered if a permit was needed to reinstall a bathroom that was removed 8 years ago. Peter Corey felt that since it had been out of service for several years that it needed a permit. All agreed a permit was needed. Secretary McGee will advise the owner.
- A property owner inquired about changing vinyl siding to a different vinyl siding and if it needed a permit. Secretary McGee read when a permit is not required, see Section 1.2 (f) – Repair/Replace-In Kind: to fix, mend, or replace a thing suffering from damage or deterioration with like material. The Board agreed no permit was needed, as replacing in-kind.
- Union Street – Peter Corey stated that a garage was torn down and asked if a permit was pulled? Secretary McGee advised that no permit was issued. The Board would like Secretary McGee to send a letter advising the property owner they were in violation of the code and a Demolition Permit was needed.
- Hall Road – It was brought up that a lot of fill has been brought into the Harris property off of Hall Road. Should an Alteration of Terrain be filed? Tim O'Neil stated anything over 100,000 sq. ft. needs a permit from NHDES. Frank Lombardi stated there is a section in the Code under Definitions: Development - that states the following: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials. Also included in this definition is subdivision of the land and demolition of structures.


Frank Lombardi felt that areas of the Development Code need to be looked at regarding lot size by soil type and development of a lot. The Board asked Secretary McGee to reach out to Mr. Harris.

No other business.

A motion was made by Tim O'Neil to adjourn the meeting at 7:15 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman