

Planning Board Meeting Minutes (Teleconference via Zoom)

June 2, 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, Peter Corey – Selectmen’s Rep., Frank Lombardi, Tim O’Neil, Alan Theodhor and Joyce McGee – Secretary.

Members Absent: Steve LaRoza – Alternate

Public Present: Terry Lufkin

Minutes: A motion was made by Tim O’Neil to approve the May 12, 2020 meeting minutes as written, seconded by Peter Corey. All in favor, motion carries. **APPROVED**

Demolition Permit(s): **Huntoon, Keith – 68 Union Street, Tax Map 104 Lot 084:** To demolish garage that was falling in. **A motion was made by Frank Lombardi to approve the Demolition Application as submitted, seconded by Tim O’Neil.** Further discussion revealed that this application was After-the-Fact. Frank Lombardi stated that since there were no issues or asbestos he had no problems with the standard fee, Peter Corey was okay with it. Alan Theodhor felt no exceptions should be made, the penalty needs to be enforced regardless. Tim O’Neil wondered where you draw the line. Peter Corey felt Alan Theodhor was absolutely correct, no exceptions should follow the fee schedule. Mr. Huntoon could appeal the penalty to the Selectmen. Frank Lombardi stated that the Selectmen are the enforcers not the Planning Board, they should decide on the penalty. We need to vote on the permit and let the Selectmen deal with the penalty. Chairman Burns stated that the Board needs to vote on it, either we accept it or deny it. Secretary McGee read the following: Pursuant to Article XI – Enforcement Authority in the Whitefield Development Code it shall be the duty of the Board of Selectmen to enforce and administer the provisions of this Development Code. If any violation of this Code occurs, the Selectmen may institute any appropriate action, including but not limited to fines and penalties as authorized by RSA 676:17. **All in favor, opposed by Peter Corey. Motion carries, APPROVED.** Any penalty will be determined by the Board of Selectmen. They asked Secretary McGee to send a letter to that affect.

Savage, Jonathan – 6 Greenwood Street, Tax Map 231 Lot 048: To remove a falling in/rotten porch. **A motion was made by Frank Lombardi to approve the Demolition Application as submitted, seconded by Tim O’Neil.** Further discussion revealed that this application was After-the-Fact. Tim O’Neil felt that Mr. Savage did the right thing for the right reason as could have been a liability issue. Peter Corey felt the owner should have maintained it so it didn’t get to a state of disrepair. The Board felt any penalty should be determined by the Board of Selectmen, a letter will be sent to that affect. **All in favor, opposed by Peter Corey. Motion carries, APPROVED.**

Development Permit(s): **Cronin, Michael – 59 Spencer Road, Tax Map 254 Lot 009:** To construct a 4’x4’x5’ wooden chicken coop behind the house. All setbacks are met. A letter was sent by the owner

stating that this was an After-the Fact permit. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, opposed by Peter Corey. Motion carries, APPROVED.** Any penalty will be determined by the Board of Selectmen. A letter will be sent to this affect.

Belanger, Raymond – 30 Whispering Pines Drive, Tax Map 219 Lot 017: To replace shingle roof with metal roof. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

Hicks, Forrest & Stacey – 10 Shoreline Drive, Tax Map 241 Lot 054: To construct a 28'x32', 2 bedroom camp with porch. Height will be 24' 8 1/16" average grade. Septic and Shoreline permit have been received. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

England, David & Jodie – 82 Northwoods Drive, Tax Map 217 Lot 019.16: To install a 72' long, 8' tall privacy fence along southern property line. Peter Corey stated that any fence over 6' needs a permit because of stabilization. Tim O'Neil felt when over 6' it could be dangerous if not installed correctly. Everyone agreed it's up to the homeowner as Town doesn't do inspections. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

LaDuke, Paul & Lori – 56 Holly Heights, Tax Map 102 Lot 088: To remove existing deck on front and side and replace with a new wrap around deck. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Skillin, Wayne – 291 Colby Road, Tax Map 233 Lot 049: To construct a 12'x24' shed and finish deck & porch railings plus siding on back of house. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Correspondence:

-Letter of response from Headwaters Hydrology to NHDES re: Wetlands File #2020-00442 Melhem Enterprises. Frank Lombardi stated this letter is in response to the Whitefield Conservation Commissions concerns with a Wetlands Application regarding new docks on Burns Lake. The Board agreed that the final outcome will come from NHDES and if the Conservation Commission wants to respond to the letter that is up to them. (See Property File)

If any citizen has concerns on Wetland Applications, they can write a letter to the Conservation Commission.

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-Questions asked by citizens:

If a person has an easement for Water/Sewer through another property owners lot on which a new structure is being built on top of it, will the Town enforce this issue? No, this is a private issue

-Does a Generator need a permit? No, if it's a stand by generator for a residence. Should try to be 25' from boundary line and 10' setbacks In-Town.

-Do you need a permit for Central Air? No

-Do you need a permit for a Wood Fired Hot Tub? No, but should try to be 25' from boundary line and 10' setbacks In-Town.

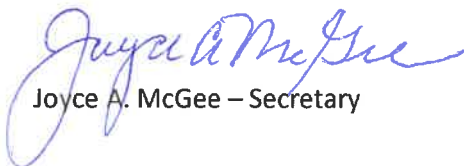
-Secretary McGee advised the Board that she had talked to Mr. Harris about the amount of fill that has been brought in to the Hall Road properties. He indicated that he had not exceeded the 100,000 sq. ft. Alteration of Terrain guidelines. The Board looked up that 1 acre is 43,000 sq. ft., so if 2.5 acres was filled in he would have exceeded the limit. Peter Corey stated the only way to determine what the amount is, is to bring in the State or have a surveyor do a plat. Secretary McGee will look into this.

- NHMA Webinar re: "The Workings of a Planning Board". Tim O'Neil attended the webinar and stated he learns something new every time, it's worth it!


No other business.

A motion was made by Tim O'Neil to adjourn the meeting at 7:45 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Scott C. Burns - Chairman