

Planning Board Meeting Minutes (Teleconference via Zoom)

June 9, 2020

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:36 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 (Technical Difficulties)

Plan Agent: [unclear]

Public Present: Terry Lufkin and Kadi Cox

Chairman Burns read the following:

Public Hearing(s):

1. Change of Use:

#633 – Owner(s) Cox, Justin – 45 Partridge Lane, Tax Map 221 Lot 008 – who is/are requesting a Change of Use to convert a 14'x14' area of single family home into a hair salon, Tax Map 221 Lot 008.

Kadi Cox was present via Zoom. Tim O'Neil wondered about parking. Mrs. Cox stated that 6 cars would fit comfortably but up to 12 if two by two. Any employees? Just her, self-operated with no employees. Two clients at a time. Mrs. Cox wondered if the Change of Use includes the new doorway and platform that was required by the Fire Chief. She will get measurements to the Board as not sure what they are. The Board agreed that could be included in the Change of Use. Can the septic handle the chemicals? Mrs. Cox stated that part of the cosmetology application she had to contact NHDES and fill out an application regarding what chemicals and brand was to be used. There has never been an issue being denied before on the brand used. Peter Corey had no problems but would like to see it contingent upon NHDES approval. Mrs. Cox stated that all neighbors were for it, only person she did contact was Mrs. Moy who lives out of Town.

The Residential and Absolute Criteria was filled out.

A motion was made by Tim O'Neil to approve the Change of Use Application as complete, seconded by Frank Lombardi as along as the measurements for the platform are received. All in favor, motion carries. **APPROVED**

Chairman Burns asked about hours of operation. By appointment only, per Mrs. Cox.

A motion was made by Peter Corey to approve the Change of Use contingent upon NHDES and Fire Chief signoff of Life Safety Codes, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

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Minutes: A motion was made by Tim O'Neil to approve the June 2, 2020 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Notice of Voluntary Merger Pursuant to RSA 674:39-a: Timothy E. Corey & Bobbie Jo Corey – 42 View Street, Tax Map 103 Lot 031 & 032.

Peter Corey wondered if each lot had a Water/Sewer connection as only allowed one service line if combining lots, per Water Ordinance. If there are two service lines, then one would need to be properly terminated before merger so as not to create a problem. This is the responsibility of the homeowner to disconnect at the main. He also felt the Water Department should look into this to determine if there are two service lines before approval can be given.

A motion was made by Peter Corey to table the merger until Water/Sewer Department have a chance to look into it. Chairman Burns felt the Board should give him permission to sign if nothing is there as not to delay merger, applicant wants to refinance. The other Board members were okay with it. Peter Corey withdrew this motion.

A motion was made by Peter Corey to authorize Chairman Burns to approve the merger after confirming that no additional lines exist, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

Other Business:

Septic Design(s): Dupont, Jeffrey & Brenda – 38 Pierce Road, Tax Map 230 Lot 018: To remove existing leach field and tank. The existing leach field shall be removed to clean material prior to installation of new field, tank in same location. Plan says for an existing 3 bedroom home but tax card states 2 bedrooms. Chairman Burns thought other people were staying there like in-law quarters. Also wondered about wetlands, the plan states no wetlands are impacted by the project.

A motion was made by Frank Lombardi to approve the septic design as presented, seconded by Tim O'Neil. All in favor, with Scott Burns voting no, motion carries. APPROVED

Development Permit(s): Murphy, Barry & Diana – 15 Johnson Drive, Tax Map 233 Lot 052: To construct a 24'x32', 1 bedroom house with a 4' porch on all sides. A Private Road Agreement will need to be signed. The Single Family and Absolute Criteria was filled out. Septic approval for operation was received from the State.

A motion was made by Frank Lombardi to approve the Development Application as submitted with the condition that a Private Road Agreement needs to be signed, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

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Barton, Josephine – 34 Elm Street, Tax Map 103 Lot 130: To place a single canvas garage on lot. Secretary McGee advised the Board that Ms. Barton received a variance approval from the ZBA on 6/8/2020 to place garage 3' from the boundary line. Board directed Secretary McGee to sign the application. **APPROVED**

Feather, Richard – 19 Lancaster Road, Tax Map 103 Lot 151: To renovate an empty room into a kitchen. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Betz, Edwin – 15 Forest Lake Road, Tax Map 245 Lot 018: To construct a 24'x24' garage. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Davenport, Daniel & Celena – 24 Balsam Lane, Tax Map 104 Lot 105: To construct a one bay 16'x30' garage with an attached 10'x24' lean-to. Secretary McGee advised the Board that the Davenport's received a variance approval from the ZBA on 6/9/2020 to place the garage 20' from the boundary line. Board directed Secretary McGee to sign the application. **APPROVED**

Correspondence:

-Letter from NHDES re: Eversource Structure Replacement Project on S136 Transmission Line

A motion was made by Tim O'Neil to adjourn the meeting at 7:42 PM, seconded by Peter Corey. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns - Chairman

