

Planning Board Meeting Minutes

May 14, 2019

6:30 PM

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Chairman Burns called the meeting to order at 6:32 PM.

**Members Present:** Scott Burns – Chairman, Frank Lombardi, Alan Theodhor, Peter Corey – Selectmen's Rep., and Joyce McGee – Secretary.

**Members Absent:** Tim O'Neil and Steve Laroza – Alternate.

**Public Present:** See attached list

**Minutes:** A motion was made by Peter Corey to approve the May 7, 2019 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

**Other Business:**

**Septic Design(s) & Driveway Permit: Lurvey, Amy & Brian – Off Parker Road, Tax Map 230-026:**

Continued from 5/7/19 meeting. The Lurvey's were present, Chairman Burns stated that the Board looked at the plan for Septic and Driveway at the 5/7/19 meeting and had concerns as to Lot 026 being a buildable lot. Mrs. Lurvey stated that from looking at RSA: 674:41 the lot would be considered an unbuildable lot as not touching Parker Road, if road was built then it would be considered a private road. The R.O.W. goes through her mother's property and would be a huge expense as road could be 400' long. The R.O.W. parcel (Lot 25) is owned by Wiseman (her mother). Peter Corey advised them to go speak with an Attorney, maybe a Lot Line Adjustment giving the Lurvey's frontage by splitting the R.O.W. with a dog leg to Parker Road. Since the Subdivision was not complete it has to meet today's standards. Mrs. Wiseman stated that the subdivision was approved. The Board agreed, but no road was created to access the lots. A private road would need approval from the Board of Selectmen. Mrs. Lurvey felt the requirements for a road was a hardship and asked about a Special Exception. The Board advised that the Zoning Board of Adjustments (ZBA) were the ones that would hear the Special Exception regarding a hardship. Peter Corey read the frontage requirement with reference to easements or right of ways. Other options would be, create a road/street plat or add a cul-de-sac. The lot needs to have frontage on a road, maybe road standards of a Class VI road as higher than a driveway. The Board talked about an insurance bond for future subdivisions so these types of issues don't happen. The Board advised that they could deny the request and then the Lurvey's would go to the ZBA for a Special Exception or they could table it. If tabled, this would give the Lurvey's time to read the law and see what they can come up with. Mrs. Lurvey advised she would like to table it for now.

**Driveway: Huntoon, Kirby – 19 Maple Street, Tax Map 104 Lot 022:** Continued from 5/7/19 meeting. Secretary McGee provided an aerial photo of said lot showing where the expansion of driveway was to be created. The Board had no concerns. A motion was made by Frank Lombardi to approve the Driveway Permit as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

# Planning Board Meeting

Q

5/14/19

Name	Address
MAL WASHBURN	16 FAIRWAY LANE
Brian Lurvey	8 Blackberry Ln Lancaster
Amy Lurvey	8 Blackberry Ln Lancaster
Jeff + Elaine Wiseman	Parker Rd Whitefield
Brian Hepner	24 Varney Rd
DAWN BRYAN	24 VARNEY RD.
Phil Beaulieu	

**Demolition Permit(s): Mook, Stephen – 237 Lancaster Road, Tax Map 219 Lot 035-01:** Continued from the 5/7/19 meeting. A letter was received from the contractor stating that no asbestos was present in the addition to be demolished. Chairman Burns signed off on 5/8/19. **APPROVED**

**Development Permit(s): Hepner, Brian/Bryan, Dawn – 24 Varney Road, Tax Map 231 Lot 029:** To construct a 24'x16' shed. Mr. Hepner stated that it did not meet the setback requirements however he did get an e-mail from the neighbor with no objection to the structure. He is unable to move it anywhere else because the lay of the land. The Board advised Mr. Hepner of the process for a variance with ZBA. **A motion was made by Peter Corey to disapprove the application because of setback requirements not being met, seconded by Frank Lombardi. All in favor, motion carries. DENIED (Variance needed).**

**Towle (Washburn), Nancy – 38 Prospect Street, Tax Map 102 Lot 100:** To construct a 21'x24' garage, this garage will be moved from 16 Fairway Lane to this location. Mr. Washburn advised that the lot is a very narrow in town lot and wouldn't be an infringement on neighbors as all the lots are the same but it did not meet the setback requirements. The Board advised Mr. Washburn of the process for a variance with ZBA. **A motion was made by Frank Lombardi to disapprove the application because of setback requirements not being met, seconded by Alan Theodhor. All in favor, motion carries. DENIED (Variance needed).**

**Beaulieu, Philip – Hildreth Road, Tax Map 214 Lot 11.1:** Mr. Beaulieu was present, he has over 17 acres and would like to take approximately 2.3 acres out of Current Use to build a 30'x60' ranch home with a 2 bay garage. **Septic Design:** Mr. Beaulieu is an engineer and an approved septic designer. He presented the Board with a septic design, he stated that landowner's can do their own design but he is submitting under his license. Tank size will be 1250 unless not much in cost difference will do 1500. **A motion was made by Peter Corey to approve the Septic Design as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED.** **Development Permit:** The Board saw no issues with the new home, met setback requirements. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED.**

**Devin, AnnMarie – 30 Spring Street, Tax Map 104 Lot 033:** To replace a garage/barn that was falling down with 22'x26' new garage. Same footprint. **A motion was made by Frank Lombardi to approve the application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Schmeller, Walter – 84 Hildreth Road, Tax Map 206 Lot 007:** To construct an 8'x10' shed and a small 4'x8' detached deck off of camper. No issues with setbacks. **A motion was made by Peter Corey to approve the application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

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**Carr, Patrick – 65 Hazen Road, Tax Map 226 Lot 051:** Mr. Carr was approved for a 16'x20' shed on 5/7/19 but would like to change the location. The Board had no issues as the setbacks were met. **A motion was made by Frank Lombardi to approve the new location of the shed, seconded by Peter Corey. All in favor, motion carries. APPROVED**

**Wyman, Fletcher – 22 Fieldstone Acres Road, Tax Map 254 Lot 007:** To construct a 10'x12' breezeway with a 24'x24' attached 2 car garage. All setbacks were met. **A motion was made by Peter Corey to approve the application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

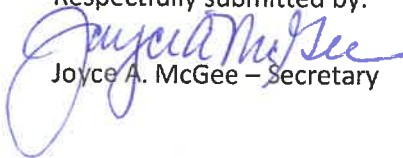
**Correspondence:**

- Easton Zoning Board of Adjustment re: Special Exception to construct a 40' extension onto an existing 130' tall wireless telecommunications monopole cell tower facility. (see attached)
- RV Permit Fee: Approved on 5/13/19 a fee of \$30.00 for an RV permit.
- Master Plan: The Board would like product by June 11, 2019. Secretary McGee will contact June Garneau regarding date.

The Board discussed areas of the Development Code that need to be revised for the 2020 Town Meeting. Peter Corey felt that RSA 674:41 needed to be addressed regarding frontage requirements; road standards that are currently being used are UNH, need to look and see if they have been updated; create in-town setback requirements as all the same now; revise definition of setbacks; look at making zoning districts. The Board will continue working on this.

**A motion was made by Frank Lombardi to adjourn the meeting at 8:06 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman

**Town of Easton  
Zoning Board of Adjustment**

**Notice of Public Meeting and Hearing**

**The Easton Zoning Board of Adjustment will hold a public meeting on Tuesday, May 28, 2019 at 7:00pm at Easton Town Hall, 1060 Easton Valley Road (Rte 116), Easton, New Hampshire to review an Application for a Special Exception under Article 6, Section 602.2 (12) and Article 8, Section 809 of the Easton Zoning Ordinance, filed by Blue Sky Towers, LLC (Applicant) and AT&T (Co-Applicant) on behalf of T&T Mtn Investments, LLC (Owner) to construct an extension of 40 feet onto an existing 130 foot tall wireless telecommunications monopole cell tower facility located at 3 Lost River Road (Tax Map 7, Lot 41-3).**

**If the Application is determined to be complete, a public hearing will follow.**

# Town of Whitefield, NH

## Recreational Vehicle Permit Application

A fee of \$30.00 must accompany this application. Make check payable to: Town of Whitefield

Fee Paid: \_\_\_\_\_

Date: \_\_\_\_\_

Permit# \_\_\_\_\_

Property Owner(s): \_\_\_\_\_

Telephone #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_

The undersigned owner hereby requests an RV permit on the basis of the representations contained herein. Permit is void in the event of misrepresentation and/or non-compliance with the Development Code, and any other applicable State and Town laws and regulations. Property Owner will be responsible for any violations/fees under this section.

**I authorize the Town of Whitefield to enter my property to review the specifics of this application. I understand that the Town of Whitefield reserves the right to take up to 30 days to make a decision on this application.**

\_\_\_\_\_  
Signature of Applicant(s)                      Signature of Owner (if different)                      Date

### Property Information:

Project Location: Tax Map \_\_\_\_\_ Lot \_\_\_\_\_ Lot Size \_\_\_\_\_

Street address of RV location: \_\_\_\_\_

What is the property's existing use? \_\_\_\_\_ Is it in Current Use? \_\_\_\_\_

Is this property in a special flood hazard area? \_\_\_\_\_

Setbacks: Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_ Front \_\_\_\_\_ 25' Setbacks, Article XIII, Section 6.29

Sewage Disposal Method: \_\_\_\_\_

Landowner shall demonstrate that adequate provisions have been made for sanitary disposal of sewage, waste and refuse -RSA 216-I: 4 & 13

### Proposed activity: check one

☐ **RV 180 day use:** RV's may only be occupied on a temporary basis and may not be used as a primary dwelling, domicile, or residence. A permit is required if used for temporary living quarters and may not be occupied for more than 180 days in one calendar year. Renewals will be issued prior to expiration date. No more than two recreational vehicles will be permitted on one lot.

Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

☐ **Special Event RV Permit:** Placement of more than two RV's on a lot. Valid for a period of up to seven (7) days.

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

**Registration of RV:** Please provide a copy of your current registration. Any RV which does not have a valid motor vehicle registration and current number plate shall be assessed by the Town of Whitefield as taxable real estate pursuant to RSA: 72:7-d.

**The RV occupancy permit must be prominently displayed on such recreational vehicle.**

# TITLE XIX

## PUBLIC RECREATION

### CHAPTER 216-I

### RECREATIONAL CAMPGROUNDS AND CAMPING PARKS

#### Section 216-I:1

**216-I:1 Definition.** – In this chapter:

I. "Approved disposal system" means a system:

- (a) Constructed prior to July 1, 1967; or
- (b) Constructed in accordance with plans submitted to and approved by:
  - (1) The former New Hampshire water supply and pollution control commission; or
  - (2) The department of environmental services.

II. "Campsite" means a parcel of land in a recreational campground or camping park rented for the placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants.

III. "Campground owner" means the owner or operator of a recreational campground or camping park, or their agents.

IV. "Dependent vehicle" means a recreational vehicle which does not have toilet and lavatory facilities.

V. "Individual sewage disposal system" means any sewage disposal or treatment system, other than a municipally-owned and operated system, which receives either sewage or other wastes, or both.

VI. "Portable sanitary service vehicle" means a vehicle used to transport septage or waste water from a recreational vehicle to a sanitary station.

VII. "Recreational campground or camping park" means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency, excluding recreation camps as defined in RSA 485-A:23.

VII-a. "Recreational camping cabin" means a structure on a campsite, 400 square feet or less, calculated by taking the measurements of the exterior of the cabin, including all siding, corner trim, molding and area enclosed by windows, but not the roof or porch overhang, or log overhang at corners. It shall be designed not for use as a permanent dwelling but as a temporary dwelling for recreational camping and vacation use.

VIII. "Recreational vehicle" means any of the following vehicles:

(a) Motorhome or van, which is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(b) Pickup camper, which is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

(c) Recreational trailer, which is a vehicular, portable structure built on a single chassis, 400 square feet or less when measured at the largest exterior horizontal projections, calculated by taking the measurements of the exterior of the recreational trailer including all siding, corner trim, molding, storage space and area enclosed by windows but not the roof overhang. It shall be designed primarily not for use as a permanent dwelling but as a temporary dwelling for recreational, camping, travel or

### Section 216-I:5

**216-I:5 Registration.** – All persons upon entering a recreational campground or camping park shall register with the appropriate authorities. All recreational campground or camping park owners or operators or their agents shall upon the registration of each camper or camper's guest cause an entry to be made on a registration book or card system which shall record the campers' or camper's guests' agreed-upon departure time and date. No camper or camper's guest shall, without the consent of the campground or camping park owner or operator or his agent, remain on a campsite beyond the departure time and date so recorded at registration.

**Source.** 1989, 343:1, eff. June 2, 1989.

### Section 216-I:6

#### **216-I:6 Eviction and Remedial Action. –**

I. All recreational campground or camping park owners or operators or their agents may remove or cause to be removed from such recreational campground or camping park any person remaining in a recreational campground or camping park in violation of this chapter by notifying such person that the establishment no longer desires to entertain him and requesting that he immediately leave. Any person who remains or attempts to remain after being so requested to leave shall be guilty of a violation.

II. All recreational campground or camping park owners or operators or their agents may remove, or cause to be removed by a law enforcement officer of this state, any person refusing to pay registration or visitors' fees, any person who willfully denies other persons their right to quiet enjoyment of their recreational use of such facilities, or any person who violates any local or state law. The right to remove or cause to be removed shall arise after the recreational campground or camping park owner or operator, or their agent, makes a reasonable attempt to verbally warn the person to cease and desist the breach of quiet enjoyment or violation of local or state law. Following eviction, said person may make written request to the owner or operator or their agent of such recreational campground or camping park within 30 days for the refund of the unused portion of his prepaid campsite rental or visitor fee. Upon such a request, such owner or operator shall refund such unused portion of the fees, less any amount deducted to pay for damages.

III. Any law enforcement officer of this state, upon request of a recreational campground or camping park owner or operator or their agent, shall place under arrest and take into custody any person who violates this section in the presence of the officer. Upon arrest, the person shall be deemed to have abandoned his right of use of the recreational campground or camping park and the owner or operator or their agent may then make such campsite available to other persons. The owner or operator or their agent of a recreational campground or camping park shall employ all reasonable means to protect any personal property left in storage at the recreational campground or camping park.

**Source.** 1989, 343:1, eff. June 2, 1989.

### Section 216-I:7

**216-I:7 Storage of Property.** – Any property left in a recreational campground or camping park after check-out time or eviction pursuant to RSA 216-I:6 shall be considered abandoned. Such abandoned property may then be moved off the campsite and placed in storage. Any owner or operator or their agent of a recreational campground or camping park shall have a lien upon such



**216-I:12 Manufactured Housing Exempted.** – Nothing in this chapter shall be construed to apply to "manufactured housing" as defined in RSA 205-A:1.

**Source.** 1989, 343:1, eff. June 2, 1989.

### **Section 216-I:13**

**216-I:13 Partial Exception for Certain Uses of Recreational Vehicles.** – Except as provided in RSA 216-I:4, II, this chapter shall not apply to the occasional commercial or noncommercial use of recreational vehicles on parcels of lands if the parcels are used for not more than 7 days in any calendar year; however, the owner of the land or the party responsible for the land shall file a statement of compliance with the governing body for the municipality in which the parcel is located, stating the method of compliance with RSA 216-I:4, II, within 7 days prior to the commencement of each use. Nothing in this section shall be construed to limit or modify the authority of local municipalities to enforce local regulations and ordinances relative to zoning and health and safety.

**Source.** 1989, 343:1, eff. June 2, 1989.

### **Section 216-I:14**

**216-I:14 Exception for Agricultural Fairs.** – Except as provided in RSA 216-I:4, II, this chapter shall not apply to recreational vehicles used in conjunction with events or fairs sponsored by any member of the New Hampshire Fairs Association. However, the person responsible for the operation of the events or fairs at the fairground shall file a statement of compliance with the governing body for the municipality in which the fairground is located, stating the method of compliance with RSA 216-I:4, II within 7 days prior to the commencement of each event. Nothing in this section shall be construed to limit or modify authority of local municipalities to enforce local regulations and ordinances relative to zoning and health and safety.

**Source.** 1989, 343:1, eff. June 2, 1989.

### **Section 216-I:15**

**216-I:15 Exception for Motorsport Events. –**

I. Except as provided in RSA 216-I:4, II, this chapter shall not apply to recreational vehicles used in conjunction with scheduled racing events held at motorsport facilities.

II. This exception shall apply to:

(a) Motorsport facilities with permanent seating capacity greater than 40,000 seats.

(b) Property that is used for the parking of vehicles at the motorsport facility, or contiguous land used for vehicle parking and under the control of the motorsport facility.

**Source.** 1996, 220:1, eff. June 10, 1996.

## **Town of Whitefield Development Application Fees**

### **Residential (Single Family or Duplex)**

New Construction	\$100.00
Accessory Structure (detached garage, porch, deck, shed, patio, in-ground pool)	\$25.00
Remodel/Alteration	\$25.00
Renewal	\$25.00 (30 days from expiration date)

### **Commercial, Residential over 2 Units, Speculative Homes**

New Construction	\$150.00
Misc. (Electric, Plumbing, Mechanical)	\$100.00 (only if applied for as a separate project)
Remodel/Alteration	\$50.00
Renewal	\$75.00 (30 days from expiration date)

### **Other Permit Fees**

Recreational Vehicle	\$30.00
Private Road Agreement	\$12.00 first page \$4.00 each additional page
Septic Permit (Initial Application)	\$50.00
Demolition Permit	\$25.00
Driveway Permit	\$25.00
Lot Line Adjustment	\$100.00 plus applicable fees
Subdivision	\$150.00 per lot, plus applicable fees
Change of Use	\$50.00 plus applicable fees
Voluntary Merger	\$100.00 plus applicable fees

**After-the-Fact Permit Penalty** \$150.00 (permits requested after construction has started). 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 Development Permits are effective for three years from the date of issuance. Renewals will be for one year. REV/2019