

Planning Board Meeting Minutes

June 11, 2019

6:30 PM

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Chairman Burns called the meeting to order at 6:36 PM.

Members Present: Scott Burns – Chairman, Alan Theodhor, Peter Corey – Selectmen’s Rep., Tim O’Neil and Joyce McGee – Secretary.

Members Absent: Frank Lombardi and Steve Laroza – Alternate.

Public Present: Richard Harris Sr. and Richard Harris Jr.

Minutes: A motion was made by Alan Theodhor to approve the June 4, 2019 minutes as written, seconded by Peter Corey. All in favor, motion carries. **APPROVED**

Consultation: Harris Sr., Richard – 439 Lancaster Road, Tax Map 217 Lot 006: To add an additional Storage Unit. Mr. Harris was present stating he would like to place a new storage unit in front of the two existing units where the green area is located. The Board wondered how close to the road it was going to be, Mr. Harris stated about 125’. Peter Corey wondered why it wasn’t going in the back of the two units, Mr. Harris stated that the orange unit is more obvious and he would like to hide it with a different color, maybe Tan/Brown. Mr. Corey also wondered if Mr. Harris would consider doing nice landscaping to make it more attractive. Mr. Harris advised that the entrances were defined by railroad ties but Coleman is still working on Water Project and using his property so he can’t do anything until they are done. Mr. Corey stated he would like to see something more than railroad ties, he wondered if the entrances were paved. Mr. Harris, yes paved apron.

The unit will be the smaller size, 130’ x 30’. The Board wondered about the section behind the two units would like that green area. Mr. Harris stated that gravel/dirt is there now from projects. The setbacks were addressed and the right hand property line looks about 20’ away which doesn’t comply with Town requirements. Board suggested either a Lot Line Adjustment or merge lots. Mr. Harris said that he could eliminate the line, he has kept the parcels separate as eliminates abutters. The Board looked at lot being non-conforming if merger was done, didn’t see a problem. Mr. Harris was advised that the Commercial Absolute Criteria would be used ie: lighting, traffic. No public hearing would be needed just a Development Permit Application.

Other Business:

Septic(s): Jounakos, Theodore & Teresa – 11 Rigazio Lane, Tax Map 255 Lot 020: Per a letter received from Engineer, Cathy Conway: The Board approved a Septic Plan in October of 2018 since then the owner changed his mind on what would be located on the lot. The revised plan changes from two campers on the lot to only one (see property file). No concerns by the Board. **A motion was made by Tim O’Neil to approve the revised Septic Design, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Development Permit(s):

Mather, James – 128 Hildreth Road, Tax Map 206 Lot 004: To construct a 24x40 pole barn, to house livestock and equipment. A portion of the property is in Current Use, this is for Assessing to review. **A motion was made by Peter Corey to approve the 24X40 Pole Barn as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Hepner, Brian/Bryan, Dawn – 24 Varney Road, Tax Map 231 Lot 029: To construct a 24x16 shed, approval to build closer than the 25' setback has been granted by the ZBA on 6/10/19 Case #2019-001. The Board had concerns with the runoff and would like to see a condition that the drip line not be on the neighbor's property. A letter from the neighbor being affected was received with no concerns. **A motion was made by Peter Corey to approve the 24x16 shed as submitted with the condition that the drip line not be on the neighbor's property, seconded Tim O'Neil. All in favor, motion carries. APPROVED**

Washburn, Nancy – 38 Prospect Street, Tax Map 102 Lot 100: To construct a 21x24 garage, approval to build closer than the 25' setback has been granted by the ZBA on 6/10/19 Case #2019-002. A letter from Horizon's Engineering regarding the stream in the back of the property was addressed stating no permit was necessary this was part of the ZBA hearing records. **A motion was made by Peter Corey to approve the 21x24 garage as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Correspondence:

- Are schools exempt from permitting/fees? The Board asked Secretary McGee to look into this as at the Selectmen's meeting an RSA was stated that they are exempt.

A motion was made by Alan Theodhor to adjourn the meeting at 7:54 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman