

Planning Board Meeting Minutes

July 2, 2019

6:30 PM

Page 1 of 4

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

Members Present: Scott Burns – Chairman, Frank Lombardi, Peter Corey – Selectmen’s Rep., Steve Laroza – Alternate, Alan Theodhor and Joyce McGee – Secretary.

Public Present: Richard Harris Sr., Richard Harris Jr. and Michael Carbonneau.

Minutes: A motion was made by Tim O’Neil to approve the June 11, 2019 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Other Business:

Septic Design(s): Beaver Cove LLC (Harden, Leonard) – 37 Pierce Road, Tax Map 230 Lot 016:

Continuance from June 4, 2019 meeting as Board tabled the application and wanted to receive the approval from NHDES Shoreland. Mr. Carbonneau was present to answer any questions. Chairman Burns stated that this was a non-conforming use, you can’t replace an existing home with a bigger home as NHDES Shoreland governs this as to close to the water. Mr. Carbonneau stated that you can if it’s beyond the 50’ buffer line. The non-conforming use is currently two homes exist on one lot, if you build on existing footprint then it’s still considered non-conforming. Mr. Carbonneau advised that the current use of the home is a summer camp that is uninsulated, the owners would like it to be a year-around home. Currently they live next door. The Board felt this was a change of use from the current use, a subdivision would bring property into full compliance with the Development Code. The other home on the lot has a dated septic and a non-conforming dry well, this application is part of coming into compliance for both homes, the current use of this home is a rental. Mr. Carbonneau stated that the owner has no intention of selling and agreed that a subdivision would be an option as the lot is 7.66 acres.

The proposed septic would be large enough to receive both homes as the current codes would never let it be redesigned, stated Mr. Carbonneau. The Board also advised that a Special Exception could be filed with the Zoning Board if a subdivision was not an option. Peter Corey felt it should be stated on the plan that it could accommodate the two homes. Mr. Carbonneau advised he could amend the plan with the 2nd dwelling to be connect at a later date. Frank Lombardi felt both buildings should be hooked up to be covered, unless you subdivide. Mr. Harden wouldn’t be opposed to hooking up both, per Carbonneau. Peter Corey stated that we don’t want to lead them down the wrong path.

A motion was made by Frank Lombardi to approve the Septic Design with the condition that it would be designed for both houses. Both Peter Corey and Scott Burns felt it shouldn’t say for both homes as would have other problems. Frank Lombardi stated that they are trying to improve the site by hooking up both. **Peter Corey amended the motion to approve the Septic Design with a reference on plan**

stating that that design is for two bedrooms but could accommodate up to 5 bedrooms. The Board understands that the other home may not get connected but this also doesn't grant approval for the other home. It would need to come back for a separate approval. Mr. Carbonneau understands this and will advise his client. **Seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Brehm, Stephen – Spencer Road, Tax Map 255 Lot 018 & 019: Mr. Carbonneau was present to represent the applicant Mr. Brehm who would like to construct a new 3-bedroom home. Peter Corey wanted to know if any other structures were on the lots. Mr. Carbonneau, it's an undeveloped lot now. Based on the plan it shows that the driveway is going across another lot as a ROW, applicant does have 475' of frontage on Marjorie Lane. Peter Corey stated that a buildable lot has to meet RSA 674:41. Mr. Corey advised that the Planning Board would have to send a recommendation to the Selectmen to allow a home to be built off of Marjorie Lane. Mr. Carbonneau will follow-up with his client. **A motion was made by Peter Corey to table the Septic Design until driveway is relocated as coming off of Marjorie Lane, seconded by Frank Lombardi. All in favor, TABLED.**

Marquis, Jeremie & Katie – 305 Jefferson Road, Tax Map 226 Lot 032: This is an amended plan from a 3-bedroom home to an RV, 1250 gallon tank. No concerns from the Board. **A motion was made by Frank Lombardi to approve the amended Septic Design as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Application and Notice Voluntary Merger: Harris Sr., Richard & Nancy – Dick's Trailer Park, Tax Map 217 Lot 006 & 007: Pursuant to RSA: 674:39-a, Mr. Harris would like to merger the above lots as to comply with the setbacks for his new storage unit. **A motion was made by Peter Corey to merger Tax Map 217 Lots 006 & 007 into one lot as requested by the property owner, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Development Permit(s): Harris Sr., Richard & Nancy – Dick's Trailer Park, Tax Map 217 Lots –006 & 007: To construct a 30'x130' storage unit, per the Park Master Plan a 3rd unit was approved but the location on the Plan was to have it behind the other two units. New location is in front of the two existing storage units. The Board went over the Commercial Criteria and the Absolute Criteria, no issues raised. The Board asked if the park was complete? Mr. Harris stated that one more unit was approved, will be going in shortly, I always have more plans. The Board would like to have an updated Master Plan showing the new storage unit location and the lots merged together. **A motion was made by Frank Lombardi to approve an additional 30'x130' storage unit as presented, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Planning Board Meeting Minutes

July 2, 2019

6:30 PM

Page 3 of 4

Severance, Roxie – 544 Jefferson Road, Tax Map 221 Lot 025: To replace 9 windows and screen in 10'x12' of existing deck. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Locke, Timothy & Cynthia – 41 & 43 Brown Street, Tax Map 103 Lots 66 & 67.1: To construct an 8'x12' shed on Tax Map 103 Lot 67.1, structure will be 15' from boundary line that is owned by applicant. Even though the adjacent lot is the same owner it still has to meet setback requirements of 25'. The lot is only 47.57' wide so no matter where the shed is it wouldn't comply. The Board has two options for the applicant, merge the lots or request a variance from the Zoning Board. Secretary McGee will advise. **A motion was made by Alan Theodhor to deny the application as structure does not meet the setback requirements of 25', seconded by Tim O'Neil. All in favor, motion carries. DENIED**

England, David & Jodie – 82 Northwoods Drive, Tax Map 217 Lot 019.16: To construct a 23'x11' Pool and add a 20'x16' deck to house. The sketch provided was not complete enough to tell if the setback requirements were met, more information is requested. Secretary McGee will advise. **A motion was made by Tim O'Neil to table the application as more information is needed on the setback requirements, seconded by Alan Theodhor. All in favor, motion carries. TABLED**

Murphy, Paul & Deborah- 14 Casino Road, Tax Map 244 Lot 034: To construct a 24'x36' cabin, the Single Family and Absolute Criteria List was filled out. The Board had two items, Private Road Agreement would need to be completed and a question on the Septic Design as plan shows a location for an RV and not a home. Secretary McGee will advise. **A motion was made by Peter Corey to approve the 24'x36' cabin with the condition that a Private Road Agreement needs to be done and to see if the Septic Plan needs to be amended, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Correspondence:

- Marquis, Jeremie & Katie – 305 Jefferson Road: Letter to comply needs to be sent as no RV permit is on file.
- Daigle, Matthew – 650 West Side Road: Letter to comply needs to be sent as no RV permit is on file and abutter has sent a letter regarding setback requirements being violated as well as NHDES dock setbacks.
- Does a 10'x12' Dog Kennel need a permit? Board response was "Yes".
- Master Plan: The Board would like the "draft plan" all at once, not in sections. Help with Natural Resources, Frank Lombardi will reach out to see what is needed. Looking at July 31st for final draft to be ready for Board.
- Governmental entities like Schools are exempt from the fees and permitting requirements however under RSA 674:54 they need to submit a written notification at least 60 days to both Selectmen and Planning Board of the proposed change.

Planning Board Meeting Minutes

July 2, 2019

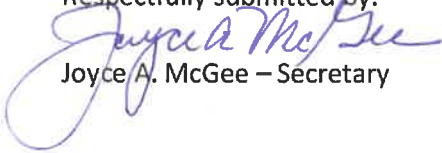
6:30 PM

Page 4 of 4

- 88-90 Forest Lake Road – Concerns have been expressed with the use at this property, Wedding venues etc. Does this constitute a Change of Use? Peter Corey stated that the Board needs to decide if this is something that needs to be tackled. Is it a Selectmen's issue or Planning Board? What about the septic system and the permitted number of bedrooms?
- Peter Corey brought up amendments to the Development Code as discussed in the past. Make a Village District with setbacks at 10' opposed to the 25'; Road frontage requirements of 60' in order to be a buildable lot if less than 60' then a variance is needed. Secretary McGee will contact the Town Attorney to start working on the wording and to advise the Board on the process.

A motion was made by Peter Corey to adjourn the meeting at 9:08 PM , seconded by Alan Theodhor. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Scott C. Burns - Chairman