

Chairman Scott Burns called the meeting to order at 6:34 PM.

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

Members Absent: Tim O’Neil and Steve Laroza – Alternate

Public Present: Elwin Wright Jr., Stephen Wright, Tina Wright, Glen Higginbotham and James Burghoff Jr.

Minutes: A motion was made by Peter Corey to approve the July 2, 2019 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Chairman Burns read the following Public Hearing:

Public Hearing(s):

1. 2 Lot Subdivision:

#625 – Owner(s)/Applicant: Claire M. Wright Trustee of the Elwin A. & Claire M. Wright Revocable Trust of April 15, 2010 – 431 Old East Road, Tax Map 204 Lot 001– who is/are requesting a 2-Lot Subdivision on said parcel Tax Map 204 Lot 001, currently 14.76 acres. Lot 1 to become 1.92 acres and Lot 2 to become 12.84 acres. The purpose is for residential use. Survey is prepared by Donald H. Doolan, Licensed Land Surveyor.

Elwin Jr., Stephen and Tina Wright were all present. The Board reviewed the material for the 2-Lot Subdivision. No questions, as a Preliminary Consultation was held at a meeting on June 4, 2019. Stephen and Tina Wright are looking to build a home on Lot 1 consisting of 1.92 acres. **A motion was made by Frank Lombardi to accept the application as complete, seconded by Peter Corey. All in favor, motion carries.**

The Board reviewed the checklist, no further discussion. **A motion was made by Frank Lombardi to approve the 2-Lot Subdivision as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

2. Boundary Line Adjustment:

#626 – Owner(s)/Applicant: Glen & Ella Higginbotham – 20 Highland Street, Tax Map 103 Lot 116 & Burghoff Jr., James C. – 26 Highland Street, Tax Map 103 Lot 115 – who is/are

requesting a Boundary Line Adjustment on said parcels. Tax Map 103 Lot 116 currently is 0.322 of an acre, said lot will add 0.102 of an acre to Tax Map 103 Lot 115 currently 0.120 of an acre. Tax Map 103 Lot 116 to become 0.222 of an acre and Tax Map 103 Lot 115 to become 0.222 of an acre. Survey is prepared by Donald H. Doolan, Licensed Land Surveyor.

Glen Higginbotham and James Burghoff Jr. were present. An easement was shown on the plan which was believed to have gone to the old Whitefield School (now C.D. McIntyre). Mr. Burghoff stated that no future development will take place, the small piece is a postage stamp and Mr. Higginbotham doesn't use the land so it will compliment his land. The barn that was on the Higginbotham property is gone now so no issues with setbacks. **A motion was made by Frank Lombardi to accept the application as complete, seconded by Peter Corey. All in favor, motion carries.**

The Board reviewed the checklist, no further discussion. **A motion was made by Frank Lombardi to approve the Boundary Line Adjustment as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Other Business:

Development Permit(s): England, David & Jodie – 82 Northwoods Drive, Tax Map 217 Lot 019.16: Tabled from the July 2, 2019 meeting, Board is looking for more information on the setbacks. Mr. England provides the Board with a Basemap showing the dimensions and where the pool was going to be located. Based on the map the pool met the setback requirements. The Board talked about the surround deck hardscape around the pool and this too should meet the setbacks. **A motion was made by Frank Lombardi to approve the 23'x11' pool with the condition that all hardscape decking around the pool needs to meet the 25' setbacks and to approve the 20'x16' pressure treated deck, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Morin, Doug & Meacham, Emily – 226 Gould Road, Tax Map 250 Lot 009: Interior remodeling of existing 2-bedroom, 1 bath single family residence. Work to include replacing flooring, kitchen cabinets, old insulation, trim, tub/shower; some alterations to size and placement of interior doors; resurfacing driveway and minor regrading around house. **A motion was made by Peter Corey to approve the interior renovations, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Demolition Permit(s): Boyle Etal., Jill/Brantley, Joel – 667 West Side Road, Tax Map 243 Lot 011: To demo the existing 11'x22' cabin with the decks. **A motion was made by Peter Corey to approve the demolition of the existing 11'x22' cabin with decks, seconded by Alan Theodhor.**

Board would like to add the Asbestos Pamphlet with permit. **All in favor, motion carries. APPROVED.**

Boyle Etal., Jill/Brantley, Joel – 667 West Side Road, Tax Map 243 Lot 011: To construct a 30'x30' 2 - bedroom house with 10'x30' porch. Building will be built on footings, no slab or foundation, seasonal use only. This will replace the existing 11'x22' cabin & decks that are to be demolished. The Board had questions regarding the septic and wondered if the property owner needed to prove where it is located. Peter Corey asked if the Board could demand that it was a functioning septic for a 2-bedroom home or get some sort of verification from a licensed installer. **A motion was made by Peter Corey to table the Development Application upon verification of the current septic system from a certified septic installer with the size, location and # of bedroom its designed for, seconded by Frank Lombardi. All in favor, motion carries. TABLED**

Voluntary Mergers:

Notice of Voluntary Merger Pursuant to RSA: 674:39-a: Brehm, Stephen – Spencer Road/Marjorie Lane, Tax Map 255 Lots 018 & 019: Proposed location is for a septic system and 3-bedroom house. Driveway issue is being addressed as on a private road. **A motion was made by Peter Corey to approve the merger as presented, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Town of Whitefield – Parker Road (Wastewater Treatment Facility), Tax Map 103 Lots 90 & 91 and 228 Lots 14 & 15: Wastewater Treatment Facility area. **A motion was made by Frank Lombardi to approve the merger as presented, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Correspondence:

HB 245: Relative to the Planning Board's procedures on plats (see attached).

Letters of violations:

Roy, Claude & Sara re: Arena for Change of Use and development
Stiles, Robert – Additional apartment in Old Mill Studio building.

-Dalton Hearing for Zoning: Board discussed and at this point in time no one will be attending.

Chairman Burns will not be available for the August 13, 2019 meeting.

Planning Board Meeting Minutes

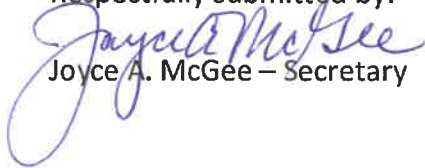
July 9, 2019


6:30 PM

Page 4 of 4

**A motion was made by Frank Lombardi to adjourn at 7:48 PM, seconded by Alan Theodhor.
All in favor, meeting adjourned.**

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman