

Planning Board Meeting Minutes

August 6, 2019

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:30 PM.

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

Members Absent: Alan Theodhor and Steve Laroza – Alternate.

Public Present: Robert Larson – DPW, John Ross Jr. – Fire Chief, Thomas Perrotta, Claude & Sara Roy, Robert Stiles and Howard Marx.

Minutes: A motion was made by Peter Corey to approve the July 9, 2019 minutes as written, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

Other Business:

Driveway & Development Permit:

Perrotta, Thomas & Teresa - West Side Road, Tax Map 243 Lot 014: To place a 12’x32’ premade garage on said lot. Secretary McGee advised the Board that Mr. Perrotta had received a variance from the ZBA to allow the garage to be placed 10’ from the boundary line along with the driveway as the lot is only 57’ wide. The garage is going to be placed behind the leachfield. The ZBA had conditions that the Fire Chief needed to sign off on the Development Application as concerns were raised about Fire Safety, Chief Ross signed off on 8/2/19. They also wanted to make sure the Driveway Permit was approved by the Planning Board, as the driveway was 10’ from boundary line. DPW Robert Larson made the Board aware that a mirror would need to be installed as access to the garage is near a curve in the road. The owner would need to purchase and maintain the mirror as well.

A motion was made by Peter Corey to approve the Driveway Permit with the condition set forth by the DPW that a mirror be purchased, installed and maintained in perpetuity, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

The Board asked about the height of the garage, Mr. Perrotta stated 11’ or 12’. **A motion was made by Frank Lombardi to approve the Development Permit as presented with the condition that the structure be less than 25’ in height, seconded by Tim O’Neil. All in favor, motion carries. APPROVED**

Roy, Claude and Sara-13 Lookout Lane, Tax Map 231 Lot 043 (Arena): Secretary McGee advised that a letter had been sent to the Roy’s regarding an addition being built on the arena and running a business “Matthew Roy Stables”, which would require a Change of Use Application. Drainage issues were also a concern within the letter.

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DPW Robert Larson had concerns with the change of slope in drainage. Mr. Roy stated that no change had occurred and the only noise was from the poles going into the ground. DPW stated that the Town's section of road had seen a change. Mr. Roy stated that it's always been like that a swale was put in by the upper barn, if the Town would like to recommend something different they can change it. DPW will go and take a look. The Board reviewed the original permit for the arena, an 80'x160' (12,800 sq. ft.) structure was approved. Based on a sketch Mr. Roy brought in the overall square footage at this time with the addition is 12,095 sq. ft., the addition is for sawdust and hay. The Board had no concerns with the existing permit at this time.

The Board wondered about a business being run at the arena under "Matthew Roy Stables". Mr. Roy said that they would like to make it a business but it has not turned out that way. Not an income or paying service, it's an agricultural use that hasn't changed. Matthew does lessons here and in Maine. Peter Corey stated that profitability doesn't define a business, it's the service. Mr. Roy is not denying that he is on the internet. Peter Corey, services provided constitutes a business. Mr. Roy stated that the State of NH declared it as an agricultural use, I'm not against the Change of Use it's going through the humbo jumbo of it. The Board advised that it gives the neighbors a chance to express their concerns if they have any and the Board can address them along with looking at traffic, parking etc. Mr. Roy stated RSA 121 defines agricultural use, the Board asked him to bring in a copy of it for the next meeting. The Board would like to discuss this further at next Tuesday, August 13, 2019 meeting on Residential Use vs. Commercial Use. Questions on taxes, emergency services will be addressed as well.

Septic Design

Stiles Enterprises, Robert – 171 Lancaster Road, Tax Map 219 Lot 024: Mr. Stiles was present to inform the Board that the current system had failed, a new system would be installed. A Release Form for Protective Well Radii was included with the design. Peter Corey asked Mr. Stiles if the system was all constructed and in the ground. Mr. Stiles replied that the tank was in, the sand was down but the piping was not done. **A motion was made by Frank Lombardi to approve the Septic Design as presented, Peter Corey reluctantly seconded the motion as Mr. Stiles put the cart before the horse, as plan was not approved. You know the process and should do it right. All in favor, motion carries. APPROVED**

Development Permit:

Stiles, Robert – 36 King Square, Tax Map 103 Lot 048: To convert a 15'x36' space in the basement into an apartment other section of the basement will be storage, no change of footprint. Mr. Stiles stated currently there is an apartment on the 2nd floor, main floor nothing but may change to apartments at some point. The Board advised a Change of Use may be required. Chief Ross has looked at the additional apartment in the basement, has a second egress, no life safety issues. Parking was brought up, Mr. Stiles has 6 parking spaces out front of building, 2 per apartment. If the main floor was converted to apartments Mr. Stiles stated that he could come back. Chairman Burns asked if any other issues. Peter Corey felt an After-the Fact penalty of \$150.00 should be imposed, Chairman Burns

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doesn't disagree. **A motion was made by Peter Corey to approve the Development Application as presented with a penalty for an After-the-Fact permit of \$150.00, seconded by Tim O'Neil. All in favor, motion carries. APPROVED** Mr. Stiles will owe an additional \$100.00.

Development Permit:

Marx, Howard – 18 Shirlaw Drive, Tax Map 226 Lot 028: Mr. Marx was present to ask the Board if he could revise his permit that was issued for a new addition. He is not going to do the addition but would like to finish the basement with a bathroom. The Board asked for a sketch of the proposed work. Mr. Marx will submit a plan.

Driveway Permit:

Savage, Janet – South Whitefield Road, Tax Map 249 Lot 004: DPW Robert Larson spoke that Mr. Savage is looking at subdividing lot into two parcels with separate driveways. Two driveway applications were submitted and given pre-approval by DPW. Each permit requires a culvert as the Town has been ditching the road in that area. Per Town driveway standards this lot is big enough for two driveways. The Board asked about setbacks, the DPW advised that it met the 25' setback requirement. It was noted that Mr. Savage would be restoring the stonewall that got destroyed while ditching. South Whitefield is not a scenic road. **A motion was made by Tim O'Neil to approve the two driveway permits as submitted with the conditions set forth by the DPW of Whitefield, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Septic Design(s):

Murphy, Barry & Diana – 15 Johnson Drive, Tax Map 233 Lot 052: To install a 1250 gallon tank for 2 bedroom home. No concerns. **A motion was made by Peter Corey to approve the Septic Design as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Beaver Cove, LLC (Leonard Harden) – 37 Pierce Road, Tax Map 230 Lot 016: Resubmitted with new wording of: System is proposed at 2 bedroom but sized for 5 bedroom or 750 gpd for future expansion/addition. Permitting may be necessary for future expansion. Peter Corey had concerns that a line connecting the two dwellings to the leachfield gave an impression that is how it is being designed. Should the line be there? The Board felt the line needed to be removed as the additional dwelling would be a separate discussion with additional permits. Once the line was removed the Board could move forward. TABLED

Brehm, Stephen – Marjorie Lane, Tax Map 255 Lot 018: Resubmitted with new driveway location. The current driveway is off of Eben Road which is not a true subdivision. The Board would like to see the driveway relocated off of Spencer Road to make it clean and simple. **A motion was made by Frank Lombardi to approve the Septic Design with the location map and plan map corrected to show the**

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same driveway as current shows two different entrances, seconded by Tim O'Neil. All in favor, motion carries. APPROVED

Secretary McGee handed out information on DES setbacks to lot lines when a septic is being designed (see attached).

RV Permit(s):

Marquis, Jeremie & Katie – 305 Jefferson Road, Tax Map 226 lot 032: To occupy an RV for 180 day use from May 1 – Oct. 15, 2019. **A motion was made by Peter Corey to approve the RV permit as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Development Permit(s):

Leto, Jonathaan & Thorn, Tamsin – 10 Tamarack Road, Tax Map 230 Lot 066: To install a 6.83 kW Roof mounted solar array. **A motion was made by Peter Corey to approve the Development Permit as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

The Board wondered how the Fire Department would like to be notified of the solar installations as could be a problem if a fire should occur. Secretary McGee will speak with the Fire Chief.

Comeau, Stephen & Pamela – 19 Holiday Acres Road, Tax Map 241 Lot 078: To construct a 12'x20' shed on said lot. The Board would like to advise the owners that they should merger Lot 077 with Lot 078 since structures are being built on both lots. **A motion was made by Frank Lombard it approve the Development Permit as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Ingerson, Ben & Koryn – 197 Bray Hill Road, Tax Map 214 Lot 015: To construct a 1400 sq. ft. patio around an above ground pool. This was an After-the-Fact permit with a \$150.00 penalty. **A motion was made by Frank Lombardi to approve the Development Permit as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

Lufkin, Mark – 51 Twin Mtn. Road, Tax Map 232 Lot 002: To construct a 40'x50' concrete pad for dismantling, this will be the second pad at this facility. **A motion was made by Tim O'Neil to approve the Development Permit as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

Avgerakis, William – West Side Road, Tax Map 243 Lot 020: To place a 10'x15' shed on blocks. The Board wondered where the Town maintained portion of the road ended and asked if the DPW could advise on where the Town's responsibility ends. Secretary McGee will follow up on this with the DPW as he had left the meeting. **A motion was made by Frank Lombardi to approve the Development Permit**

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as submitted with the condition that the DPW assures it's not a town road, seconded by Tim O'Neil. All in favor, motion carries. APPROVED

Waterman, Benjamin & Stephanie – 36 Brown Street, Tax Map 103 Lot 102: To construct a 17'x40' concrete slab for an RV or trailer. The Board had no concerns with the slab but the use did not fit the neighborhood or street scape. More information was needed. **A motion was made by Peter Corey to table the application, seconded by Tim O'Neil. All in favor, motion carries. TABLED**
Secretary McGee will contact the Waterman's.

Boyle Etal, Jill/Brantley, Joel – 667 West Side Road, Tax Map 243 Lot 011: Tabled from the July 9, 2019 meeting in reference to having a licensed installer verify the size, location and # of bedrooms the current septic system is designed for. The Board received a document with the information they were looking for but the Board was not comfortable as it wasn't on letterhead and no certified stamp from the installer. The paper also stated it was for 2 or 3 bedrooms and the Board wanted a definite size and the condition of the septic. **A motion was made by Peter Corey to table the application until more information is received, seconded by Tim O'Neil. All in favor, motion carries. TABLED**

Secretary McGee advised the following permits were approved prior to the meeting:

Locke, Timothy & Cynthia – 41 Brown Street, Tax Map 103 Lot 66 & 67.1: Per a recommendation from the Board the two lots have been merged to allow for a 8'x12' shed to be placed on said lots to meet the 25' setbacks. **APPROVED ON 7/18/19**

LaFlam, Celinda – 52 Holly Heights, Tax Map 102 Lot 089: Interior renovations to bathroom, re-roof house from shingles to metal. **APPROVED 8/1/19**

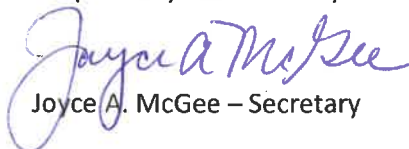
Correspondence:


-Master Plan DRAFT is available for review, Chairman Tim O'Neil will set up a meeting.

PLEASE NOTE:***Tuesday, September 3, 2019 will be the only meeting for this month****

A motion was made by Peter Corey to adjourn the meeting at 9:00 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman