

Planning Board Meeting Minutes (Teleconference via Zoom)
October 13, 2020
6:30 PM
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Chairman Scott Burns called the meeting to order at 6:30 PM.

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

Public Present: Terri Lufkin and Leonard Harden

Minutes: Secretary McGee advised that the October 6, 2020 minutes were not available.

Other Business:

Septic Design(s):

Lang, Kenneth – 256 Colby Road, Tax Map 233 Lot 030: Septic Design is for a proposed 2-Bedroom House, tank volume is for 1250 gallons. **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**

Development Permit(s):

Beaver Cove, LLC – 39 Pierce Road, Tax Map 230 Lot 016: To replace existing house with a 24’x36’ timber frame home with an 8’x20’ porch on front. Secretary McGee informed the Board that this property has an additional dwelling on the property. Peter Corey stated that the two homes were pre-existing as the current Development Code does not allow for two homes on one lot. The previous home was a 3-season dwelling while this will be a 4-season dwelling. Concerns of the size of the new dwelling were discussed as the old home was roughly 28’x 20’ which included an enclosed porch. The Board explained to Mr. Harden that since this lot is a non-conforming lot the same footprint of the prior house needed to be met. With a larger home it would need to go before the Zoning Board for a Variance. Secretary McGee will check to make sure it’s a variance. **A motion was made by Peter Corey to deny the Development Application as submitted since it didn’t meet the Development Code for the same footprint of non-conforming house and changing from a 3 season to a 4 season residence, seconded by Frank Lombardi. All in favor, motion carries. DENIED**

Huy, Chanthol & Mey, Sokkong – 49 Knob Road, Tax Map 211 Lot 003: To build a 16’x16’ deck to sleep off the ground and a 16’x16’ shed for storage. **A motion was made by Tim O’Neil to approve the Development Application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Taylor, John – 510 West Side Road, Tax Map 252 Lot 011: To construct a 42’x12’ addition on back of home along with turning a 16’x10’ deck into a screen porch on front of house. The Board wanted to know how many bedrooms the septic plan showed. Secretary McGee advised 2-bedroom. The total number of bedrooms with additions will be 2, Board had no other concerns. **A motion was made by**

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Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Waystack, Philp & Beverly – 153 Mountain View Road, Tax Map 217 Lot 013: To revise permit # 2018-023 from a 22'x22' garage to a 26'x32' garage. All set backs are met and garage will be a single story structure. **A motion was made by Peter Corey to approve the revised Development Application request for the garage, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Melhem, George – 90 Forest Lake Road, Tax Map 244 Lot 043: To replace existing gate entrance with a new brick wall with iron gate. Same location per applicant. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Morris, Jeffrey – 19 Melanie Drive, Tax Map 226 Lot -015.3 & 015.4: To construct a 28'x48' greenhouse on lot 015.4 and an attached 38'x30' garage on lot 015.3. The setbacks were met but the Board would like to see each project on separate applications since on different lots. The Board agreed that once the separate applications were done then Chairman Burns could sign-off. **A motion was made by Peter Corey to approve both projects once they are submitted on separate Development Applications and to have Chairman Burns sign, seconded by Alan Theodhor. All in favor, motion carries. APPROVED ONCE RESUBMITTED.**

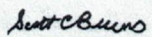
Correspondence:

- Question: Can a tiny house be used for primary office space? No, it is still a dwelling unit and the Code states that only one dwelling per lot.
- Possible RV located on Stiles Farm Road, a violation letter needs to go out once verified.

A motion was made by Frank Lombardi to adjourn the meeting at 7:45 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee - Secretary


Scott C. Burns - Chairman