

Planning Board Meeting Minutes (Teleconference via Zoom)

October 6, 2020

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:33 PM.

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

Members Absent: Steve LaRoza – Alternate

Public Present: Terri Lufkin

Minutes: A motion was made by Peter Corey to approve the September 15, 2020 meeting minutes as written, seconded by Tim O'Neil. All in favor, motion carries. **APPROVED**

Other Business:

Septic Design(s):

Stiles, Robert – 11 Freds Way, Tax Map 101 Lot 017.1: A request came in for an amendment on previous septic plan. A slight modification to the pump tank, septic tank etc. An approval for the amended plan was done by Joyce McGee – Code Admin. On 9/29/2020. **APPROVED**

Demolition Permit(s):

Higgins, Michael – 256 Jefferson Road, Tax Map 226 Lot 076: To demo a garage(shed) at said location. Material to be disposed of by means of a dumpster. Frank Lombardi wondered if any hazardous material is present. The owner did not state any, so not that we are aware of. **A motion was made by Frank Lombardi to approve the Demolition Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

RV Permit(s):

Kaminski, Kathleen & Paul – Partridge Lane, Tax Map 221 Lot 015: To place a tiny house on said lot from October 2020 to March 2021. Sewage disposal method will be a compose toilet. Secretary McGee asked about a Driveway Permit and 911 Request. Partridge Lane is a Town Road so a Driveway Permit needs to be filed. All setbacks were met. **A motion was made by Peter Corey to approve the RV Application as submitted with the condition that a Driveway and 911 Application to be filed with the Town within 60 days from the approval, seconded by Frank Lombardi. All in favor, motion carries. APPROVED WITH CONDITIONS**

Development Permit(s):

Severance, Roxie – 544 Jefferson Road, Tax Map 221 Lot 025: To install an 8.5Kw ground mounted solar array consisting of 20 425w solar modules with 20 micro inverters. All setbacks are met. **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**

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Haley, Kirk & Bernier, Elizabeth – 5 Riverside Drive, Tax Map 103 Lot 095: To build an overhang off the workshop/shed portion of the house approximately 36" x 16'. **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**

Correspondence:

-Pipeline Emergency Response Information Brochure: Board would like this to be shared with Chief Ross.

-NC Council re: Land Use Regulation Book 2020-2021 Edition – order 1 Handbook with CD.

-446 Lancaster Road, Tax Map 217 Lot 008: After reviewing Town Attorney information, it is the decision of the Board to have them get a Peddlers Permit for the Ice Cream Trailer at this location. Secretary McGee was advised to send a letter to the Board of Selectmen.

-Peter Corey stated that the Code needs to be modified so that it encompasses the whole parcel if any changes occur. Frank Lombardi would like to see the Peddlers Ordinance updated, Peter Corey agreed. The Board agreed that a change to the Code needs to happen.

Peter Corey informed the Board that a homeowner had been renting backyard space out to allow RV's to park. This has nothing to do with the structure that is why a revision needs to be made to encompass the whole lot. It should come to the Planning Board before anything can happen. The Board will start going over changes to the Development Code at their next meeting.

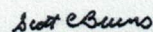
-Kimball Hill Inn: Peter Corey advised that Chief Ross had visited the property and found that the garage had an apartment. Mr. Corey would like to see this referred to the Board of Selectmen so a fine can be imposed as owner did not comply with Development Permit conditions. **A motion was made by Peter Corey to send a letter to the Board of Selectmen regarding the violation and imposing a fine, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

- Tim O'Neil felt that there is not enough Section 8 housing in Whitefield and people will start to rent out rooms. Scott Burns advised that this would generate another bedroom which would change septic plans. Tim O'Neil stated that he knew of a few in town, people can't afford to get an apartment. Do you need a percentage of low income housing? Studies have shown lack of affordable housing for working and elderly families across the State of NH. Frank Lombardi felt that if you have workforce you have affordable housing, Covid has changed a lot of things though.

A motion was made by Tim O'Neil to adjourn the meeting at 7:18 PM, seconded by Alan Theodor. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee - Secretary


Scott C. Burns - Chairman

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