

Planning Board Meeting Minutes

April 6, 2021

6:30 PM

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

Members Present: Scott Burns – Chairman, Tim O’Neil, Frank Lombardi, Alan Theodhor, John Tholl Jr. – Selectmen’s Rep., and Joyce McGee – Secretary.

Members Absent: Steve LaRoza – Alternate

Public Present: Barrett Johnson

Minutes: A motion was made by Tim O’Neil to approve the minutes of March 16, 2021 as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Consultation: Clinton Brown re: Map 241 Lot 023 to develop into a Commercial Business (Cancelled).

Other Business:

Septic Design(s):

S&S Property, LLC (Shane Morton) - 69 Hidden Acres Drive, Tax Map 230 Lot 044: Septic Design is for a proposed 3-bedroom home with a 1,250 gallon tank. Chairman Burns stated that the plan indicated Town water source but if they can’t tie into Town System then plan would need to come back showing the 75’ well radius, everyone agreed. **A motion was made by Frank Lombardi to approve the Septic Design submitted as long as Town water is supplied, seconded by Tim O’Neil. All in favor, motion carries. APPROVED**

Mr. Morton will need Town approval to hook onto the water system.

RV Permit(s):

Kaminski, Kathleen – 85 Partridge Lane, Tax Map 221 Lot 015: Ms. Kaminski would like to renew her RV Permit #2020-067 for 180 day use from May 20, 2021 to October 31, 2021. **A motion was made by Tim O’Neil to approve the RV Permit as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Development Permit(s):

Gribbin, Jeffery & Brenda – 127 Twin Mountain Road, Tax Map 232 Lot 009: Mr. Gribbin is requesting a one-year renewal on Development Permit #2018-016 to construct a single family home with garage. Exterior is fairly complete, interior needs to be finished. **A motion was made by Tim O’Neil to approve the one-year renewal for Permit #2018-016, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Matthews, Daniel – 68 Lancaster Road, Tax Map 101 Lot 026: Mr. Matthews is requesting a one-year renewal on Development Permit #2018-015 to construct a single family home attached to a existing garage with an Accessory Dwelling Unit. **A motion was made by Frank Lombardi to approve the one-**

year renewal for Permit #2018-015, seconded by Alan Theodhor. All in favor, motion carries.

APPROVED

Maresca, Paul – 32 Shirlaw Drive, Tax Map 226 Lot 026: To add a 10'x12' overhang/lean-to to existing 10'x16' shed; Extend existing deck on house by 10'x10' and 4'x4' (wrap around). Setbacks met. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Kleinschrodt, Scott – 6 Rodgers Landing, Tax Map 219 Lot 031.4: To construct a 16'x12' outbuilding with no water/sewer. This application was tabled on 1/5/21 until Shoreland Permit was approved by NHDES as outbuilding was too close to Mirror Lake shoreline. Approval was given by NHDES File #2021-00284 (see property file) on 2/08/2021. Tim O'Neil wondered if a driveway permit was needed, the Board felt no as hammerhead is off a State Road however a Private Road Agreement will be needed. **A motion was made by Tim O'Neil to approve the Development Application as submitted with condition that a Private Road Agreement needs to be signed, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Tim O'Neil wondered who would check on the NHDES Shoreland compliance, it was advised that is the State.

Darby, Florence – 296 Mountain View Road, Tax Map 216 Lot 001: To construct an attached 12'x26' carport to house. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

S&S Property LLC – 8 Hazen Road, Tax Map 226 Lot 058: To complete renovation of a 3-bedroom, 2-bathroom house in reference to Permit # 2015-025. Chairman Burns wanted to note that the waterline is under a corner of the house, this is a private line serviced by Town water. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor with a nay from Chairman Scott Burns. APPROVED**

Collins, Francis – 488 Old East Road, Tax Map 204 Lot 014: To construct a 24'x32' detached garage. Tim O'Neil asked about the height as it was missing. Secretary McGee put a call into the Collins, a response of 18' for the height was given. A condition of no living quarters in garage will be noted. **A motion was made by Tim O'Neil to approve the Development Application as submitted with the condition that no living quarters within the structure, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

Presby, Ryan – 106 Mirror Lake Estates Drive, Tax Map 218 Lot 032: This an After-the-Fact application, to construct a 186"x200" (15.5'x16.5') kitchen. Setbacks met. **A motion was made by Frank Lombardi**

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to approve the Development Application as submitted and to assess an After-the-Fact Penalty of \$500.00, seconded by John Tholl Jr. All in favor, motion carries. APPROVED

Secretary McGee will send an invoice for the penalty.

Macey-Chernovetz, Nancy – 201 Jefferson Road, Tax Map 226 Lot 007: To construct a 10'x7' chicken coop (this came before the Board as a consultation on 3/16/21). Chairman Burns stated that they need to follow the Best Practices for Agricultural Use, a copy will be attached. **A motion was made by Frank Lombardi to approve the Development Application as submitted with the condition that the Best Practices for Agricultural Use needs to be followed, this a residential use not commercial, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

Johnson, Barrett & Danielle – 6 Stiles Farm Road, Tax Map 233 Lot 043: To construct a 3-bedroom, 2 bathroom single family residence (height 24' $\frac{3}{4}$ ') with a detached 2 car garage (24'x26') and a 10'x12' utility shed. The property is located in the Airport Area so building height can't be more than 25'. Meets all setback requirements. Tim O'Neil stated it's located on a private road therefore a Private Road Agreement is needed. The Single Family and Absolute Criteria was filled out, noted was the height for Airport Area; Downward lighting; Private Road Agreement. **A motion was made by Tim O'Neil to approve the Development Application as submitted with the following conditions: Building to be no more than 25' in height, downward lighting required and Private Road Agreement to be signed, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Phelps, George & Julie – 147 Mirror Lake Estates Drive, Tax Map 218 Lot 026: To construct a 27'x35', 3-bedroom home with deck. This is on a Town maintained road. The Single Family and Absolute Criteria was filled out, noted was downward lighting. **A motion was made by Frank Lombardi to approve the Development Application as submitted with following conditions: Downward lighting, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Wiseman, Jeffrey & Elaine – 123 Parker Road, Tax Map 230 Lot 024: To convert existing 24'x24', 1/12 story barn into one or two bedroom in-law apartment. The Board discussed the ADU (Accessory Dwelling Unit) Article XVIII, Section 12 of the Code. Referring to Section 12.5 Limitations (e): Detached ADUs are only allowed by special exception, provided, however, that no recreational vehicle shall be approved as a detached ADU. Applicants seeking to construct a detached ADU must seek approval from the Zoning Board of Adjustment. The Board all agreed that a Special Exception was needed. **A motion was made by Tim O'Neil to deny the Development Application as submitted and to advise the applicant they must get ZBA approval for a Special Exception, seconded by John Tholl Jr. All in favor, motion carries. DENIED**

Correspondence:

-Currier, Stephen: A letter of violation was sent regarding an occupied RV siting on front lawn without the proper permit. The letter gave the property owner until April 2, 2021 to respond, as of yet no

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application has come in. The occupant did come into the Town Office and was given an application, he advised Secretary McGee that it was going to be moved. Chairman Burns stated that it still is in violation, everyone agreed and the enforcement needs to come from the Selectmen. The After-the-Fact fee will be \$500.00. Secretary McGee will advise the Selectmen of the violation. Concerns were expressed by Tim O'Neil on the possibility of people living in the barn, on the water and sewer and just the general location of the RV.

-Eversource re: D142 Transmission Line – The project will involve replacement of the old poles & wires, but no substantial changes are proposed to the location of the new poles. Frank Lombardi advised the representative of Eversource will be meeting with the Conservation Commission on Wednesday, April 7th. He wondered if the height was going to be the same as the other poles, setbacks and wetland impact. Tim O'Neil wondered how long the project is to last. Frank Lombardi wondered about increase of traffic pattern and hours of operation. Mr. Lombardi will ask these questions at the meeting tomorrow night and will report back to the Planning Board next week on the 13th. The Board will then decide if it needs to come before them.

-April 15 – OSI Training for newly appointed or elected planning or zoning members – Tim O'Neil is interested, Secretary McGee will sign him up (Reminder to be sent).

-May 15 – OSI Training for Spring 2021 Planning and Zoning Conference on Saturday, May 15, 2021. Last day to sign up is May 7, 2021.

Next week Election of Officers

A motion was made by Frank Lombardi to adjourn the meeting at 7:56 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman