

Planning Board Meeting Minutes (Teleconference via Zoom)

February 2, 2021

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:30 PM. A moment of silence was given for the passing of Barbara Jones.

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

Members Absent: Tim O'Neil and Steve LaRoza – Alternate

Public Present: Terry Lufkin

Minutes: A motion was made by Frank Lombardi to approve January 5, 12 and 18, 2021 meeting minutes as written, seconded by Peter Corey. All in favor, motion carries. APPROVED

Other Business:

Development Permit: Betz, Edwin & Connie – 15 Forest Lake Road, Tax Map 245 Lot 018: To construct a new 14'x16'x14' wide breezeway w/ roof; new 8' wide deck; new proposed one-bedroom addition with bath and family room (24'x26'); 8'x6' entry way to addition; change existing bedroom to office/study with laundry; add heat pump; and complete grading. Note: House will still be a 2 bedroom. The Board had no concerns. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

McManus, Stephen – 16 Tuck Away Lane, Tax Map 226 Lot 010: To renovate attic into a bedroom with bathroom; Basement into a bedroom, bathroom and living room; no exterior work planned. Septic Approval from NHDES is for a 3 bedroom home by doing the renovations this would had 2 more bedrooms for a total of 5 bedrooms. The Board agreed that a certified septic designer would have to send a letter stating that the current septic could handle 2 more bedrooms. **A motion was made by Peter Corey to deny the Development Application as submitted until a certified septic designer writes a letter stating that the existing septic will handle the proposed 2 bedrooms, seconded by Alan Theodhor. All in favor, motion carries. DENIED**

Other concerns were with Fire Codes and Safety, especially 2nd egress for attic and basement. Secretary McGee will advise the applicant.

Correspondence:

-650 West Side Road: Secretary McGee advised an e-mail had come in from NHDES asking the Assessor to flag property card to reflect the septic system was approved for seasonal use only. Also, the extra pipe showing needs to be removed in the Spring. The Board asked to keep this file PENDING until notification is received that the septic is in compliance.

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-21 Pleasant Street: No additional fee imposed per Peter Corey – Selectman Rep.

-305 Jefferson Road: An e-mail was received from a potential buyer asking if an RV permit is required each year or would it be a more permanent structure now since it's stated as a manufactured home on the assessment card and is being taxed that way. Peter Corey stated it was being assessed for what it was. Jason is doing the right thing, it's a permanent structure. Frank Lombardi wondered if it was permitted as a permanent structure. Everyone agreed it's not an RV and doesn't meet the definition of a manufactured home. It's a park model that is a permanent structure as assessed. Secretary McGee will advise the interested party.

-NHDES Letter re: 260 Airport Road: Stored Solar Whitefield, LLC has been granted a Title V Operating Permit. Peter Corey advised it was due to a name change. (Was DG Whitefield LLC)

Review Ballot for Proposed Amendments to Development Code: See attached

Peter Corey advised that the Town Meeting/Elections on March 9, will be held at the High School gymnasium, it can hold 120 people with social distancing.

A motion was made by Peter Corey to adjourn the meeting at 7:07 PM, seconded by Frank Lombardi. All in favor, meeting adjourned.

Respectfully submitted by:

Joyce A. McGee – Secretary

Scott C. Burns - Chairman