

Planning Board Meeting Minutes

May 8, 2018

6:30 PM

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Chairman Burns called the meeting to order at 6:35 PM.

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

Members Absent: Everett Kennedy.

Public Present: Lisa McCann, Sunny Mahabir, Chad Dingman and Alex Cantin.

Chairman Burns appointed Tim O'Neil as a voting member in the absence of Everett Kennedy.

Public Hearing(s):

1. Change of Use – Site Plan

#617: S&S Property LLC – 140 Lancaster Road, Tax Map 219 Lot 058: To renovate 920 sq. ft. of existing basement of hair salon into a two bedroom, one bath, apartment. Adding 252 sq. ft. to existing commercial space. This is a mixed use. **Moved over at this time – see below.**

2. Change of Use – Site Plan

#618: Mahabir LLC – 6 King Square, Tax Map 103 Lot 008: To convert an apartment space into retail. Said space will expand existing restaurant business with a full service bar.

Mr. Mahabir was present and stated that the space was always a store front but the previous owner converted part of it into an apartment. Looking to convert apartment to a full service bar. The Board had asked several questions at the April 10, 2018 meeting (see minutes).

A motion was made by Frank Lombardi to accept the application for a Change of Use as complete, seconded by Peter Corey. No further discussion. All in favor, motion carries.

At this time the Board went over the Commercial Activities List and Absolute Criteria Chart: Chairman Burns advised that the Fire Chief had done an inspection and Mr. Mahabir will need to comply too all Fire & Safety Codes. Board wondered about smoking area, the property has an area out behind the building. Parking will be municipal lot and building has 9 spots. No abutters were present.

A motion was made by Frank Lombardi to give conditional approval of the Change of Use from an apartment into retail, a full service bar. All Fire & Safety Codes must be met with sign off from the Fire Chief before final approval is given, seconded by Alan Theodhor. All in favor, motion carries. A Notice of Decision will be given.

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Other Business:

#587 Morrison Hospital Association – 65 Littleton Road, Tax Map 231 Lot 056: (Continued from May 3, 2018 meeting).

Chad Dingman and Alex Cantin were present they were asked to come back with a letter noting each item in the Notice of Decision had been met. A binder was given to the Board, Peter Corey, Tim O'Neil and Frank Lombardi read over each item (see binder) a few items are still pending. Mr. Dingman had received a form from DHHS asking if the Town had Building Regulations or Zoning Regulations and wanted a signature from the Board.

A motion was made by Frank Lombardi to authorize the Chairman to sign the DHHS form based on the present documentation showing that the Morrison has met the local Zoning Regulation Standards, some items within the Notice of Decision are still pending (see binder), seconded by Tim O'Neil. No further discussion. All in favor, motion carries.

Chairman Burns signed the form stating the Town does not have local Building Regulations but do have Zoning Regulations and that the Morrison has complied.

Application and Notice of Voluntary Merger Pursuant to RSA: 674:39-a:

1. **Alan D. McIntyre, 47 Bray Hill Road, Tax Map 214 Lots 3 & 4:** Peter Corey advised that one lot has the house on it and the other lot has a barn and a couple of sheds. The barn straddles the lot line so it needs to be merged for selling purposes, if not then it would need to be torn down.

A motion was made by Frank Lombardi to approve the merger application as submitted, seconded by Tim O'Neil. All in favor with Peter Corey recusing, motion carries.

2. **Howard R. & Rebecca W. Marx, 18 Shirlaw Drive, Tax Map 226 Lots 27 & 28:** Board reviewed the lots, seeing no issues, no further discussion.

A motion was made by Tim O'Neil to approve the merger application as submitted, seconded by Peter Corey. All in favor, motion carries.

Public Hearing:

1. **Change of Use – Site Plan**

#617: S&S Property LLC – 140 Lancaster Road, Tax Map 219 Lot 058: To renovate 920 sq. ft. of existing basement of hair salon into a two bedroom, one bath, apartment. Adding 252 sq. ft. to existing commercial space. This is a mixed use.

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The owner(s) of the property were not present, no abutters. The Board decided to move forward with the hearing. Chairman Burns advised that the Fire Chief had done an inspection and S&S Property LLC will need to comply too all Fire & Safety Codes.

A motion was made by Peter Corey to accept the application for a Change of Use as complete, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.

At this time the Board went over the Commercial Activities List and Absolute Criteria Chart.

A motion was made by Frank Lombardi to give conditional approval of the Change of Use to renovate 920 sq. ft. of existing basement of hair salon into a two bedroom, one bath apartment. All Fire & Safety Codes must be met with sign off from the Fire Chief before final approval is given, seconded by Tim O'Neil. All in favor, motion carries. A Notice of Decision will be given.

Development Permit(s):

Poole, John – 46 Bethlehem Road, Tax Map 251 Lot 017: To build a 8'x12' deck off of house. All setbacks met. A motion was made by Frank Lombardi to approve the development application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

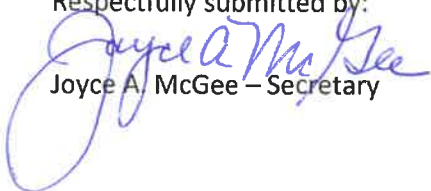
Minutes: A motion was made by Peter Corey to approve the May 3, 2018 minutes as written, seconded by Tim O'Neil. All in favor, motion carries.

Correspondence:

- Workshop on "Broadband, Cable Franchise Agreements & Wireless Tower Permitting" – Handout

A motion was made by Frank Lombardi to adjourn the meeting at 7:50 PM, seconded by Alan Theodhor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman