

Planning Board Meeting Minutes

June 5, 2018

6:30 PM

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

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

Chairman Burns appointed Alternate Tim O'Neil as a voting member.

Chairman Burns asked Alternate Tim O'Neil if he would like to be a regular member in place of Everett Kennedy. Mr. O'Neil agreed an appointment will be drawn up for the Selectmen to sign.

At this time Chairman Burns asked for a moment of silence for our dear friend and member Everett Kennedy.

**Minutes:** A motion was made by Peter Corey to approve the May 8, 2018 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.

**Other Business:**

**Septic Design(s): Jounakos, Theodore & Teresa, Spencer Road – Tax Map 255 Lot 020:** The Jounakos would like to place a septic on said parcel to be used by two campers. Much discussion took place on campers and how the Board should be handling them. When do they become a permanent structure? Chairman Burns felt when a porch, sunroom or deck is added. Frank Lombardi read the definition of Recreational Trailer. Peter Corey wondered how this was different from having two dwelling structures on one lot, which is not allowed. Each camper will have a kitchen, bedrooms, a bathroom and be hooked into the septic system. The septic design only stated the minimum capacity of 2 bedrooms but nothing on the maximum capacity. **A motion was made by Alan Theodhor to table the application until the Board gets information on the maximum capacity, seconded by Tim O'Neil. All in favor, motion carries. TABLED**

**Chase, Mary Jane- 308 Parker Road, Tax Map 228 Lot 019:** Ms. Chase has a small one bedroom log cabin on parcel and is looking to replace exiting system do to age. Board reviewed with no concerns. **A motion was made by Alan Theodhor to approve the septic design as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

**Martin, James – West Side Road, Tax Map 243 Lot 016:** Protective Well Radius should be recorded at the Coos County Registry of Deeds as within 10' from abutter property. No further comments. **A motion was made by Peter Corey to approve the septic design as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

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**Development Permit(s):**

**Martin, James – West Side Road, Tax Map 243 Lot 026:** This lot is .12 acres and sits on lakefront property. Applicant is looking to put a 10'x15' screened room building for use as a sitting area on said lot. One side of the building will be 12' from the nearest abutter, Board would like a letter from the abutter stating that they are okay with the location. Mr. Martin has applied to the Shoreland Protection Department at NHDES, waiting on letter. **A motion was made by Peter Corey to table the application until a letter is received from the abutter where the building will sit closer than the allowed 25' and letter from NHDES, seconded by Alan Theodhor. All in favor, motion carries. TABLED**

**Brodeur, Lisa – 27 Dylan Court, Tax Map 233 Lot 014:** Applicant received a permit in 2017 for a 16'x20' shed, she is applying to convert the shed into a small house with the intent to move house onto a foundation at a later date, the home will now be a 20'x24' as adding an additional 8'. The Board was looking at it being not habitable as it has no septic, water or electricity but now feel it's a dry cabin. Peter Corey wants to know where the waste disposal is being taken or is an outhouse being used. A fee of \$100.00 will be assessed for converting to a home and a Private Road Agreement needs to be drawn up. Secretary McGee will contact applicant on disposal of waste. **Tabled**

**Harden, Leonard – 39 Pierce Road, Tax Map 230 Lot 016:** Applicant is looking to remodel interior, electrical update, sheetrock, tile, wood flooring and update fixtures. No concerns. **A motion was made by Frank Lombardi to approve the application as submitted, seconded by Peter Corey. All in favor, motion carries. APPROVED**

**Burns, Scott – 353 Littleton Road, Tax Map 241 Lot 025:** Applicant is looking to remodel the master bedroom complete from walls out. No discussion. **A motion was made by Peter Corey to approve the application as submitted, seconded by Frank Lombardi. All in favor, motion carries. APPROVED**

**Burns, Scott – 378 Littleton Road, Tax Map 241 Lot 036:** Applicant is looking to remodel the inside of dwelling (small cabin – 1 Burns Lake Road) go from two bedrooms one bath to a one bedroom one bath. Going back to studs and insulating building. No concerns. **A motion was made by Frank Lombardi to approve the application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Aalerud, R. William – 658 West Side Road, Tax Map 243 Lot 036:** Applicant is looking to do alterations to existing home. Keeping 1<sup>st</sup> floor walls and porch, staying in same house footprint. Demo roof structure and 2<sup>nd</sup> floor walls on the old portion of the house. Board was concerned about # of bedrooms but no increase. Home is located on Forest Lake so height maximum is 25' the renovations will be 24' 10" per phone conversation with Frank Dodge. **A motion was made by Frank Lombardi to approve the**

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application as submitted with the condition that the building height maximum is 25' per Development Code, seconded by Tim O'Neil. All in favor, motion carries. **APPROVED**

**Correspondence:**

- Board would like Town Assessor to check on Kimball Hill Inn to see if it's in full operation again.
- Wetlands Permit for repairing and replacement of retaining wall at 103 Pierce Road, Ruth Julianelle, Tax Map 241 Lot 065.
- Planning Board Training: Saturday, June 23, 2018 at Albany Town Hall from 9-11:30AM.
- Erosion Control Field Days: Tuesday, June 26, 2018 at Lancaster Fairgrounds from 8-3:30PM.

**Appointment of Vice Chairman:**

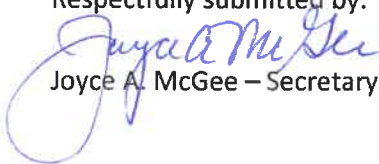
The Board needs to appoint a new Vice Chairman in place of Everett Kennedy. **A motion was made by Peter Corey to appoint Frank Lombardi as Vice Chairman for the Planning Board, seconded by Alan Theodhor. All in favor, motion carries.**

**Master Plan:** All went well on May 29<sup>th</sup> as Mapping and Planning Solutions gave a final presentation of the overview of the Master Plan Survey results.

The Board will be gathering for a dinner at the Whitefield Inn in memory of Everett Kennedy.

**A motion was made by Peter Corey to adjourn the meeting at 8:21PM, seconded by Alan Theodhor. All in favor, motion carries.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman