

Planning Board Meeting Minutes

January 8, 2019

6:30 PM

Page 1 of 3

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

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

Members Absent: Frank Lombardi and Steve Laroza – Alternate

Public Present: Chief John Ross Jr., Stockton Hicks and Jennifer Brown

Minutes: A motion was made by Tim O’Neil to approve the December 11, 2018 minutes with a word change on Page 1 to read “incumbent” not “encumbrance”, seconded by Alan Theodhor. All in favor, motion carries.

December 27, 2018 minutes were tabled.

Hicks, Stockton – 44 Shirlaw Drive, Map 226 Lot 025: Stockton Hicks was present, he advised the Board that currently two (2) greenhouses sit on the property and that he would like to open a small retail business there. Minimal traffic until established and a sign at the end of the road. Tim O’Neil stated that he didn’t think there were any other businesses in the area we need to hear abutters concerns. Peter Corey advised that this was a Change of Use request with a public hearing. As for the sign, Mr. Hicks was advised that he would need to get permission from the landowner on which he would like to put a sign on and since Shirlaw Drive abuts Jefferson Road (state road), he would need to contact the State. Peter Corey also advised that Jefferson Road could be part of the scenic by-way, need to check with State to see if it got the classification. Mr. Hicks stated that currently the water is being trucked in but he has applied for a Solar Grant to help with the water situation. If that is not approved, then he would like to connect to the Town system once the Water project is complete in that area.

Mr. Hicks was given a Change of Use Application and an Absolute Criteria checklist. He thanked the Board for their assistance.

Development Permit(s): Mook, Stephen – 237 Lancaster Road, Tax Map 219 Lot 035-01: More information was requested at the November 13, 2018 meeting, sketch needed. Mr. Mook would like to tear down a 25’x20’ area the existing space has a living room and two bedrooms. Same area would be replaced with a living room, one bedroom and a bathroom, no change in foot. The Board was provided with a sketch, based on the information given it looked like currently there are 5 bedrooms, with the alteration it reduced down to 4 bedrooms. Based on information on the septic (1984) it indicates 3 bedrooms, the tax card says 3 as well. Chief Ross felt an asbestos report needed to be done, along with a Demolition permit. The Board agreed that two separate permits needed to be filed one for the demolition with asbestos pamphlet and one for the development. More questions came up so the

Board contacted Mr. Mook via phone. Mr. Mook advised that “yes”, it will be torn down completely and that he currently has 5 bedrooms and would decrease to 4. **A motion was made by Peter Corey to approve the permit contingent upon the bedrooms pre and post being the same number of 3, if increasing to 4 bedrooms then an updated septic design is needed, seconded by Tim O’Neil. All in favor, motion carries. APPROVED WITH CONDITIONS**

Several violation letters were sent:

Hillman, Douglas & Harvey, Gretchen – 481 Lancaster Road, Tax Map 212 Lot 003: A structure being built without a permit. Secretary McGee advised Mr. Hillman is working on an after-the fact permit.

Hicks II, Forrest & Stacey – 10 Shoreline Drive, Tax Map 241 Lot 054: Demolition of dwelling without proper Town and State permits. Chief Ross stated a cease and desist order was given, all the material needed to be bagged for potential asbestos as it was mixed and a silt fence for shoreland was put up. An after-the-fact permit was sent to owner, no reply as of yet.

Young, Randall – 278 Jefferson Road, Tax Map 226 Lot 064: A structure being built without a permit. A deadline of 12/31/18 was given to submit the application. No reply, Board directed Secretary McGee to ask the Board of Selectmen for an enforcement letter.

Lufkin, Mark & Beth – 90 Union Street, Tax Map 231 Lot 020: A structure being built without a permit. Mr. Lufkin advised Secretary McGee that the structures were temporary and would be removed at the end of the winter season since they housed winter sand/salt. Board felt the structures were for commercial purposes and asked that a Change of Use form be sent. Tim O’Neil asked if anything in the guide on “Temporary Structure”. Need to give him information of Best Management Practice for deicing material.

Update: Cox, Stephen & Rachelle – 566 Kimball Hill Road, Tax Map 251 Lot 004: Tiny home has been moved on to pad that is 90’ from property line and all windows are out of old dwelling, just a shell now.

Chapman, Pauline – 25 Whispering Pines Drive, Tax Map 219 Lot 009: An After-the-Fact Shoreland permit has been filed with NHDES.

Morrison Hospital Assoc. – 56 Summit Drive, Tax Map 231-056: Letter sent regarding Private Road Agreement and Final Landscaping Plans, both have been received.

Expired Permits: Secretary McGee advised the Board that 2016 Development Permits would be expiring this year. A letter to David Scalley for 11 Main Street was sent stating that on 1/19/19 his permit to demo the old Hardware Store would expire. Each month the list of permits will be looked at.

Other Business:

-Master Plan: Tim O'Neil will reach out to June Garneau on status of Master Plan.

-NH Planning and Land Use Regulation 2018-2019 Edition/CD is available at the Town Office.

-Public Hearing on amendments to Development Code on RV's and Solar: Next week, Tuesday, January 15, 2018. Chairman Burns will not be here so Vice Chairman Frank Lombardi will be chairing the meeting. Chairman Burns felt that each member should take a section and speak on it, he also stated that he has had several comments on the RV section. Mostly, if an RV is already existing what happens? He has advised that we can only move forward not backwards.

-Fees: Peter Corey addressed the Board on increasing fees. The Board discussed the current fees and came up with the following:

Lot Line Adjustment – Application Fee from \$40.00 to \$100.00

Subdivision – Application Fee from \$40.00 to \$150.00 per lot.

Change of Use – Application Fee from \$40.00 to \$50.00

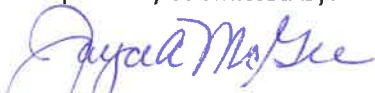
Voluntary Merger – Application Fee from \$0 to \$100.00

Additional expenses for Development Permit, Newspaper Announcements, Filing Fees at Coos County Registry of Deeds, and Certified/Regular Letters are to be paid by the Owner(s)/Applicant.

A motion was made by Tim O'Neil to purpose an increase in application fees as follows: Lot Line Adjustment – Application Fee from \$40.00 to \$100.00; Subdivision – Application Fee from \$40.00 to \$150.00 per lot; Change of Use – Application Fee from \$40.00 to \$50.00; Voluntary Merger – Application Fee from \$0 to \$100.00 to the Board of Selectmen, seconded by Alan Theodhor. All in favor, motion carries.

A motion was made by Peter Corey to adjourn the meeting at 8:10 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns – Chairman

1/09/19

The Planning Board would like to purpose an increase in fees as follows:

Lot Line Adjustment – Application Fee from \$40.00 to \$100.00

Subdivision – Application Fee from \$40.00 to \$150.00 per lot.

Change of Use – Application Fee from \$40.00 to \$50.00

Voluntary Merger – Application Fee from \$0 to \$100.00

Additional expenses for Development Permit, Newspaper Announcements, Filing Fees at Coos County Registry of Deeds, and Certified/Regular Letters are to be paid by the Owner(s)/Applicant.