

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., Steve LaRoza – Alternate and Joyce McGee – Secretary.

Minutes: A motion was made by Frank Lombardi to approve the December 7, 2021 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Notice of Voluntary Merger Pursuant to RSA 674:39-a: Thomas & Pauline Farber – 18 Tamarack Road, Tax Map 230 Lots 064 and 065. Tamarack Road is a private ROW. No concerns were brought forward. A motion was made by Frank Lombardi to approve the Notice of Voluntary Merger Pursuant to RSA 674:39-a, for Thomas & Pauline Farber, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Other Business:

Development Permit(s): Robert Stiles Enterprises – 23 Freds Way, Tax Map 101 Lot 017: (This was tabled at the 12/7/21 meeting more information was needed on Water/Sewer) To construct a 42’x60’ metal garage, with a toilet and mop sink. The Water/Sewer will be connected to existing lines originally installed in an easement meant for this subdivision as specified on PB Plan #425, per PWD Robert Larson. A motion was made by Frank Lombardi to approve the Development Application as submitted with the condition that Water/Sewer must be connected to existing service lines (see PB Plan #425 for location) and Town hook-up fees apply for both, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Sminkey, Marcus – 162 Lancaster Road, Tax Map 219 Lot 056: (This was tabled at the 12/7/21 meeting more information was needed on the septic system) Secretary McGee advised that the application was filled out incorrectly from last week it should have read to install 1 bathroom and 1 additional bedroom for a total of 2-bedrooms. Secretary McGee stated she found the 1976 Approval for Construction and Operation on the septic which states for a 2-bedroom. The Board had concerns on the age of the system but agreed that the maximum # of bedrooms could not exceed 2. A motion was made by Tim O’Neil to approve the Development Application as submitted with the condition that the maximum of number of bedrooms is two, any increase in bedrooms will require a new septic design with NHDES, seconded by Frank Lombardi. All in favor, motion carries. APPROVED

Correspondence:

Mook, Stephen – 237 Lancaster Road, Tax Map 219 Lot 035-01: This was a violation of Permit #2019-001, as an additional bedroom was created (total 4 bedrooms) without proper approval. Mr. Mook has reached out to the Assessor stating that he now has converted an upstairs bedroom into a den making the # of bedrooms 3 and the short-term listing has been hidden until the issue has been resolved. The

Assessor gave a definition under RSA 485-A:2 XX: "Bedroom" means a room furnished with a bed and intended primarily for sleeping, unless otherwise specified by local regulations." The Assessor stated that the issue is not an assessing issue. The Board agreed to move forward with the violation at hand. They talked about the "bedroom" definition with regards of 2 people per bedroom, so a maximum of 6 adults. John Tholl Jr., talked about no inspection system in place for the Town and Scott Burns agreed that an inspector per diem or shared with another town would be helpful. Frank Lombardi wondered if it would pay for itself, Alan Theodhor felt fines would come up to pay for inspector. The Board would like a form created stating that the current septic is designed for a 3-bedroom house, therefore the use will be for 3-bedrooms with a maximum of 6 adults, 2 people per bedroom, the Mook's would have to sign off on the form. **A motion was made by John Tholl Jr. to agree that 237 Lancaster Road is a 3-bedroom house with the condition that the house shall be a 3-bedroom with a maximum of 6 adults only, if another bedroom(s) is created then the owner shall be required to have a septic design done, seconded by Alan Theodhor. All in favor, nay from Scott Burns. Motion carries. APPROVED**

Proposed Development Code Changes: The Board would like to add a definition for "Bedroom" to the Code, they like the 2 person per bedroom but is wondering what NHDES has for a definition. They asked Secretary McGee to reach out to Attny. Fillmore for her thoughts.

Chairman Burns will not be at the January or February meetings, Tim O'Neil will be filling in as Chairman.

A motion was made by Alan Theodor to adjourn the meeting at 7:20 PM, seconded by John Tholl Jr. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns - Chairman