

Planning Board Meeting Minutes  
September 11, 2018  
6:30 PM  
Page 1 of 4

Chairman Burns called the meeting to order at 6:33 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:** Matthew Carstens, Robert Stiles, Valerie & Jacqueline Yelton and Wayne Skillin.

**Public Hearing:**

**1. Boundary Line Adjustment**

**#622 – Owner(s)/Applicant: Robert Stiles Enterprises - Tax Map 233 Lot 040 & 047, Colby Road & Stiles Farm Road** – who is/are requesting a Boundary Line Adjustment on said parcels. Tax Map 233 Lot 047 currently is 2.57 acres said lot will add .59 of an acre to Tax Map 233 Lot 040 currently 1.76 acres. Tax Map 233 Lot 047 will become 1.98 acres and Tax Map 233 Lot 040 will become 2.35 acres. Survey is prepared by Mark T. Vander-Heyden – Vander-Heyden Land Surveying.

Robert Stiles was present and would like to enlarge old farm house lot from 1.76 acres to 2.35 acres. An interested part would like to have more horses this would give them more back land that has a field. Wayne Skillin an abutter had no problems.

**A motion was made by Alan Theodhor to approve the application as complete, seconded by Peter Corey. All in favor, motion carries.**

**A motion was made by Alan Theodhor to approve the Boundary Line Plan as submitted, seconded by Peter Corey. All in favor, motion carries.**

**Minutes:** A motion was made by Peter Corey to accept the September 4, 2018 as written, seconded by Alan Theodhor. All in favor, motion carries.

**Septic Design(s):**

**Kirwin, Peter – 3 Knob Road, Tax Map 210 Lot 002:** Existing system to be abandoned, type and condition unknown. Put in one 1,000 gallon tank and one 800 gallon tank for 6 bedroom house (1750 gallon tank required). **A motion was made by Tim O’Neil to approve the septic design as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Development Permit(s):**

**Carstens, Matthew – 29 Hildreth Road, Tax Map 214 Lot 007 (tabled from 8/14 & 9/4/18):** The Board wanted to speak with Mr. Carsten's regarding a 36'x50' barn he wanted to construct on his property. Mr. Carsten's was present to answer questions. The Board wanted to know if it was to be used for personal use or commercial use and how many trips per day? Mr. Carstens, stated it would be used for personal use at this time, lumber needs to be undercover as I have a lot cut. Peter Corey asked what the lumber was going to be used for? Mr. Carstens, advised that he is a woodworker and has a store in Littleton. He does produce furniture, specialty items he would use sawmill to cut wood a client would request, but would not sell lumber at this time, perhaps some day. *The Board expressed (3M)* Peter Corey had concerns of it becoming a commercial business and advised that if it did it would require a change of use with a public hearing. Mr. Carstens thought it would take about 2 or 3 years to build the structure. The Board had no further questions.

**A motion was made by Peter Corey to accept the Development Application to build a 36'x50' barn, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Valotto, Michael – Scenic Ridge Road, Tax Map 239 Lot 010 (tabled from 9/4/18):** The Board asked for more information on the septic. Mr. Valotto advised via e-mail that he is looking at going "green" as this is only a weekend place and are planning on a composting toilet. He spoke to Rob Tardi at the State and they can do a mini dry well, no running water to the dwelling. A small tank will be on the 2<sup>nd</sup> floor and be filled manually which will feed the 1<sup>st</sup> floor via gravity. Mr. Tardi stated that this is a common practice already where people are trying to build green (see Env-Wq 1022.02 Mini Dry Wells for Gray Water). The Board went down through the Absolute and Single Family Home Criteria Form. The following conditions need to be complied with: 1. Must sign a Private Road Agreement. 2. Must install a septic if running water is provided in home at some future date. 3. Building height must be 35' or less.

Valerie Yelton wondered if the building would be compatible with other homes in the neighborhood and would there be any notification. The Board advised that no notification is necessary and it's a single family home within the neighborhood.

**A motion was made by Peter Corey to approved the Development Application to build a 20'x30', 2 story home contingent upon receiving a signed Private Road Agreement, the height to be less than 35'and must comply with all State of NH Rules and Regulations for septic if running water is provided to the home in the future. To adhere to all installation and compliance with all State of NH Rules and Regulations regarding gray water and composting human waste, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Gessner, William & Judith – 33 Burns Lake Road, Tax Map 241 Lot 034-M04:** To replace existing 1999 Forest River 39' park model with a 2004 Breckenridge park model 39'. **APPROVED BY CODE ADMINISTRATOR ON 9/5/18.**

**Correspondence:**

- Via e-mail a question came in regarding converting a property listed as Commercial to Residential. The Board advised that the category for other should be checked and state that a conversion of property from Commercial to Residential was happening, give a detailed description of the intended use and when it would cease as a Commercial business. Secretary McGee will follow-up with a response to the e-mail.
- Matthews, Christopher – 30 Union Street, Tax Map 103 Lot 017: Inquired about expanding Vinyl Shop by 154 sq. ft. of interior living space and allow access to bathroom. The Board advised that a brief description of the intent is needed for the file but based on the square footage they are within the allowed amount.
- The Board agreed a separate form for Demolition needs to be developed. Secretary McGee handed out a few examples from other Towns and Chairman Burns will review.
- CIP Schedule looking at September 25, October 2 and October 30 at 7:00 PM. Secretary McGee will get info out to Department Heads.
- Proposed Additional Charges to Fee Schedule was approved on September 10, 2018 by the Board of Selectmen.
- List of Transportation Projects by DOT: Whitefield, Lancaster Road: Roadway reconstruction & safety improvements, 2027 @ \$3,532,268.00.

**Recreational Vehicles:** All Board members agreed on the definitions based on RSA 216 I-1 (VIII). Looking at having the owner/occupant obtain a permit each calendar year and display it. Needs to be renewed annually, Board would like to see if any other Town's have forms on line. Secretary McGee will look into this.

- NHMA Law Lecture Series: Scott Burns, Peter Corey and Tim O'Neil are interested in going.

**A motion was made by Peter Corey to adjourn the meeting at 8:28 PM, seconded by Tim O'Neil. All in favor, motion carries.**

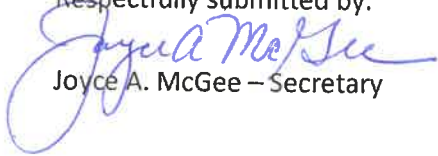
Planning Board Meeting Minutes

September 11, 2018

6:30 PM

Page 4 of 4

Respectfully submitted by:



Joyce A. McGee – Secretary



Scott C. Burns - Chairman