

Planning Board Meeting Minutes

April 11, 2023

6:30 PM

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

Members Present: Scott Burns – Chairman, Tim O’Neil, Alan Theodhor, Frank Lombardi and Joyce McGee – Secretary.

Members Absent: Shawn White – Selectmen’s Rep and Steve LaRoza – Alternate.

Public Present: Robert Stiles and Mark Vander-Heyden, Land Surveyor.

Minutes: A motion was made by Tim O’Neil to approve the April 4, 2023 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

Chairman Burns read the following:

Public Hearing(s):

2-Lot Subdivision:

#663 – Robert & Lois Stiles Trustees (Robert Stiles Sr. Revocable Trust) – 23 Freds Way, Tax Map 101 Lot 017: who is/are requesting a 2-Lot Subdivision, said lot is 12.57 acres. Lot 1 to be 1.97 acres and Lot 2 to be 10.60 acres. Land Surveyor Mark Vander-Heyden.

Surveyor Mark Vander-Heyden was present along with property owner Robert Stiles. Mr. Vander-Heyden stated that Lot 1 the 1.97 acres is to be sold to an abutter and the remaining 10.6 acres will remain.

A motion was made by Frank Lombardi to approve the 2-Lot Subdivision Application as complete, seconded by Alan Theodhor. No further discussion on the application, all in favor, motion carries. **APPROVED**

Secretary McGee reminded the Board of a letter dated 1/10/23 from the PWD Robert Larson regarding water and sewer issues in this area (see PB#663 File). Both the Board and Mr. Stiles were given a copy. A question on the existing road being a loop instead of two separate cul-de-sacs was part of the letter. Mr. Vander-Heyden provided the Board with a copy of a quitclaim deed from Robert & Lois Stiles Trustees to Michael Umano (Cell Tower) basically saying that no rights for a loop within the deed. No additional fire hydrants were required in this area per Fire Chief Ross.

The Board had concerns were the letter stated Map 101 Lots 17.2 & 17.3 were grandfathered in with the existing water/sewer but no further connections are allowed. This meant the new Lot 1 being created could not use the water/sewer already existing. Mr. Stiles didn’t understand why it couldn’t be used and the Board couldn’t answer the question. Chairman Burns stated that all parties need to be in agreement before the Board moves forward. Tim O’Neil suggested that Mr. Stiles meet with Mr. Larson

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on this issue and then come back to the Board. Chairman Burns suggested that this be continued until May 2nd and that Mr. Larson and Mr. Stiles need to agree on the stipulations. The Board is trying to decipher the letter but is having a hard time.

A motion was made by Frank Lombardi to continue the meeting until May 2, 2023 at 6:30 PM at a regular Planning Board Meeting, seconded by Alan Theodhor. All in favor, meeting continued.

Other Business:

Septic Design(s): Golden, Thomas – 20 Crane Road, Tax Map 231 Lot 072.1: Septic Design is for a 3-bedroom house, 450 gpd, tank is 1750 where a 1250 is required. The Board had no concerns. **A motion was made by Frank Lombardi to approve the Septic Design as provided, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

Development Permit(s): Townsend, John - 7 Rodgers Landing, Tax Map 219 Lot 31.2: To construct a 27'x40' - 1 ½ story house (23' high) with 3-bedrooms, 2-bathrooms and two decks (along front and south side). Shoreline Permit approved and Septic approval #eCA2022011008. Frank Lombardi went over the Single Family and Absolute Criteria List. Conditions noted: Private Road Agreement needs to be signed and downward lighting for exterior lighting.

A motion was made by Frank Lombardi to approve the Development Application for 7 Rodgers Landing as submitted with the conditions that a Private Road Agreement to be signed and any exterior lighting is downward, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Hurley, Michael – 17 Alley Lane, Tax Map 218 Lot 016: To construct a 3 – car garage 36'x28' with living space above (kitchen, bathroom and 2- bedrooms). Height of building is 25' 3 5/8". Board wants to remind owner that when they decide to build a home the garage needs to be attached as the Town doesn't allow for more than one dwelling on a property. Frank Lombardi went over the Single Family and Absolute Criteria List. Conditions noted: Private Road Agreement needs to be signed and garage will need to be attached to primary residence when built.

A motion was made by Frank Lombardi to approve the Development Application for 17 Alley Lane as submitted with the conditions that a Private Road Agreement to be signed and 3-car garage needs to be attached to primary dwelling when built as only one dwelling unit on a property per Development Code for the Town of Whitefield, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Zecha, Carl & Christina – 39 Jefferson Road, Tax Map 104 Lot 007: Owner wants to move the location of portable garage. Board only concern was property owner needs to meet the 10' setbacks and make sure no utilities are in the area. **A motion was made by Tim O'Neil to approve the new location and to make sure it meets the 10' setbacks in Town, need to verify that no utilities are in the area, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

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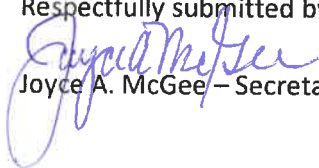
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Correspondence:

-Commercial Activities List: Need a multiplier for the Criterion of Short-term Rental, Board agreed on 5.

**A motion was made by Alan Theodhor to adjourn the meeting at 7:56 PM, seconded by Tim O'Neil.
All in favor, meeting adjourned.**

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman