

Planning Board Meeting Minutes

October 9, 2018

6:30 PM

Page 1 of 2

Chairman Burns called the meeting to order at 6:33 PM.

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

Members Absent: Tim O’Neil and Steve Laroza – Alternate

Public Present: Cathy Conway

Minutes: A motion was made by Peter Corey to approve the minutes of October 2, 2018 as written, seconded by Alan Theodhor. All in favor, motion carries.

Other Business:

Septic Designs: Jounakos Revocable Trust – Spencer Road, Tax Map 255 Lot 020: Cathy Conway was present to submit a revised septic plan for the Jounakos Revocable Trust. Mrs. Conway stated that she had submitted a plan in May of this year, but since then the homeowner decided to install the septic himself and it did not pass approval therefore a revised plan was being submitted tonight. The changes were to add a pump station that would be pre-assembled and the septic change about 90 degrees in direction, the tank moved slightly. Mr. Jounakos is doing the site work himself. Upon reviewing the plan the Board also noticed that the approved shed/carport had moved from the approved location. The Board would like a new map showing the corrected location with setbacks. Secretary McGee will notify him.

A motion was made by Frank Lombardi to approve the revised septic design as submitted, seconded by Peter Corey. No further discussion. All in favor, motion carries. APPROVED

Development Permits:

White, Shawn – 19 Holly Heights, Tax Map 102 Lot 083: To extend 10’ onto existing RV port and add a 14’x32’ lean-to onto port. Meets setbacks.

A motion was made by Peter Corey to approve the Development Application as submitted for an extension and lean-to onto RV carport, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Morrison Hospital Association (The Summit By Morrison) – 65 Summit Drive, Tax Map 231 Lot 056: Secretary McGee asked about the landscaping and when the deadline was for it to be done. The checklist of items to be completed states that the landscaping plans will be submitted by the end of

Planning Board Meeting Minutes

October 9, 2018

6:30 PM

Page 2 of 2

2018 but no information on when the final landscaping would be done. The shrubs around the detention pond have not been planted either. The Board advised Secretary McGee to contact the Morrison to find out the status.

Correspondence:

- E-mail received regarding 31-39 Memory Lane cabins and what can be done on the property regarding rental use. Peter Corey stated that the Planning Board has to follow and interpret the Development Code here in Whitefield. The Board agreed and based on the information that we have the property would fall under Non Conforming Uses "Grandfathering": Discontinuance (Section 5.8) Any nonconforming use which is discontinued or abandoned for a period of twelve (12) months, regardless of any intent to resume operation of use, shall not be resumed thereafter, and any future use of the site or structures thereon shall conform to the provisions of this Code.

Secretary McGee read the guidelines of a Special Exception and Variance. The Board agreed that it would require a Variance from the Zoning Board and then a Site Plan Review in front of the Planning Board all of which are public hearings. This would be the process to get to the purpose of use of the property. Secretary McGee will advise.

-Notice of Decision from ZBA #2018-002: Variance Granted (see attached).

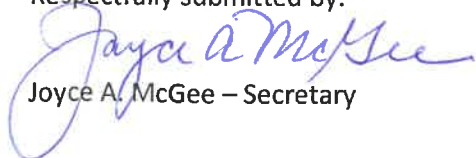
-2019 Budget: At the last meeting the Board wondered why the Miscellaneous line was up in 2018, Secretary McGee advised that the remaining monies for June Garneau for updating the Master Plan was in that line item. The other line items were brought into line based on the expenditures. The Board decided to reduce the budget from \$6,717.00 to \$4,500.00. Chairman Burns will be meeting with the Board of Selectmen on Monday, October 15, 2018 to review the budget.

-The Board continues to work on the Recreational Vehicles section and Demolition Permit. Secretary McGee pulled some examples from surrounding towns and will incorporate them into a permit. Also, Peter Corey worked on a Demolition permit, the Board reviewed and some changes will be made.

The Board wondered if the Recreational Vehicle section could be an ordinance on its own or does it have to be part of the Development Code. They wondered how to get all RV's into compliance. Secretary McGee will get legal advice.

A motion was made by Peter Corey to adjourn the meeting at 8:30 PM, seconded by Alan Theodor. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary

Scott C. Burns – Chairman
