

Planning Board Meeting Minutes

July 11, 2023

6:30 PM

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Vice Chairman Tim O'Neil called the meeting to order at 6:31 PM.

Members Present: Tim O'Neil – Vice Chairman, Frank Lombardi, Shawn White – Selectmen's Rep., Steve LaRoza – Alternate and Joyce McGee – Secretary.

Members Absent: Scott Burns – Chairman and Alan Theodhor.

Vice Chairman O'Neil appointed Alternate Steve LaRoza as a voting member in the absence of Alan Theodhor.

Minutes: A motion was made by Frank Lombardi to approve the June 6th & 13th, 2023 minutes as written, seconded by Steve LaRoza. All in favor, motion carries. APPROVED

Other Business:

Development Permit(s): S&S Property LLC – 87 Brown Street, Tax Map 102 Lot 007: To repair roof over garage and add two additional garage doors, one on the front and one on back (16'x14' each). A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Steve LaRoza. No further discussion. All in favor, motion carries. APPROVED

England, David – 82 Northwoods Drive, Tax Map 217 Lot 019.16: To build an attached 3-car garage, 40'x28'x20'. A motion was made by Steve LaRoza to approve the Development Application as submitted with condition that no living quarters within the garage, seconded by Frank Lombardi. No further discussion. All in favor, motion carries. APPROVED WITH CONDITIONS

Argetsinger, Susan – 556 Kimball Hill Road, Tax Map 251-005: To construct a 5'x18' open shed to existing garage. A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Steve LaRoza. No further discussion. All in favor, motion carries. APPROVED

Doumas, Steven & Cynthia – 36 Old East Road, Tax Map 216 Lot 018: To construct a 18'x20' detached garage. A motion was made by Frank Lombardi to approve the Development Application as submitted with condition that no living quarters within the garage, seconded by Shawn White. No further discussion. All in favor, motion carries. APPROVED WITH CONDITIONS

Phelps, George & Julie – 147 Mirror Lake Estates Drive, Tax Map 218 Lot 026: To construct a new 5'x16' wood shed on said property. Code Administrator Joyce McGee approved Development Application on 6/30/23. APPROVED

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Correspondence:

-Letter was sent to Mountain View Grand regarding renovations at the clubhouse. Secretary McGee was advised that only floors (replaced) and old furniture were disposed of. No permit needed at this time.

-Letter to James McAndrews at 509 Old East Road re: Short-term Rental: Mr. McAndrews was advised that a Change of Use/Site Plan was needed to run a short-term rental from his home. Mr. McAndrews did respond and is working on getting in compliance with the Town Development Code.

-Letter from Town Attorney to Mr. & Mrs. Lennox at 51 Whispering Pines Drive referencing zoning status of their property and violation of short-term rental.

-Letter to Joseph & Caitlin Danz – 237 Lancaster Road: Follow-up with Fire Chief for inspection of second means of egress on second floor and reminder of how many bedrooms are allowed.

-Letter to Christopher Everett – 630 Littleton Road: regarding renting out RV on said property and that a permit is required.

-Informational Session with Eversource regarding the Beebe River to Whitefield (X178) Line Rebuild Project (see attached).

-Agritourism: Secretary McGee shared with the Board RSA:32-b Existing Agricultural Uses and they may be made subject to applicable special exception, building permit, or other local land use board approval....

-HB 296: relative to local authority for granting driveway permits has not been signed by the Governor as of yet, once signed it will be effective 60 days from passage.

A motion was made by Frank Lombardi to adjourn the meeting at 7:15 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee - Secretary