

Planning Board Meeting Minutes

June 13, 2023

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:35 PM.

**Members Present:** Scott Burns – Chairman, Alan Theodhor, Tim O’Neil, Steve LaRoza – Alternate, and Joyce McGee – Secretary.

**Members Absent:** Frank Lombardi and Shawn White – Selectmen’s Rep.

**Public Present:** Steven Heliger, Surveyor

Chairman Burns appointed Alternate Steve LaRoza as a voting member in the absence of Frank Lombardi.

**Minutes:** June 6, 2023 minutes were not available, TABLED.

**Public Hearing(s):**

**2-Lot Subdivision**

**#665 – Nelson, Christopher, Tracey and Kyle – Marjorie Lane, Tax Map 258 Lot 001:** who is/are requesting a 2-Lot Subdivision, said lot is 20.79 acres. Lot 1A to be 10.21 acres and Lot 1B to be 10.58 acres. Land Surveyor Steven E. Heyliger, P.L.L.C.

Surveyor, Steven Heyliger was present advising the Board that the 2-Lot Subdivision had been recently logged off to subdivide into 2 equal lots. Lot 1A has a potential buyer and Lot 1B is listed with Brandon Field. Chairman Burns wondered about the driveway on 1B as it needs to be 10’ away from property line. Mr. Heyliger stated it was, he had to move it from the original location after the timber cut. The Board made sure the frontage was at least 75’ for each lot, advised that Marjorie Lane is a private road so if the two lots are developed a Private Road Agreement would be issued.

A letter from Shannon Turner an abutter was read (see file) concerns with covenants stating if road/drainage was damaged then repairs needed to be made; culvert is required if free flow of water is in ditch; no logging only in winter months. Mr. Heyliger was given a copy of the letter to share with owners. He stated the road was repaired with fresh aggregate and a culvert has been noted on the plan, as for the logging it took place in May. The Board advised that they do not enforce covenants it’s up to the landowners along this private road. Secretary McGee will respond to Ms. Turner.

**A motion was made by Tim O’Neil to approve the application as complete for the 2-Lot Subdivision, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**A motion was made by Alan Theodhor to approve the 2-Lot Subdivision plan as presented, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

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### Other Business:

**Septic Design(s): Osborne, Amanda – 6 Rock Road, Tax Map 241 Lot 023:** To amend plan showing different house shape, location of house, location of septic tank and well. Board had no concerns. **A motion was made by Tim O'Neil to approve the amended septic design as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

**Golden, Thomas – 20 Crane Road, Tax Map 231 Lot 72.1:** To amend plan with a minor septic tank shift. Secretary McGee had signed off as the Code Admin on 6/12/23. **APPROVED AMENDED PLAN AS SUBMITTED.**

**Driveway Permit: Dubreuil, Eric – 329 Mountain View Road, Tax Map 216 Lot 014:** Letter from NHDOT re: reconstruct an access to a single family residence on NH 116, Whitefield. (see property file)

**Development Permit(s): Robillard, Jeanne – 83 Parker Road, Tax Map 230 Lot 013:** TABLED from the 6/6/23 meeting. Secretary McGee had spoken with Ms. Robillard regarding the 8'x8' addition to the 2<sup>nd</sup> floor deck, she stated no shoreland permit was needed as the location is already an improved area. **A motion was made by Alan Theodhor to approve the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

**Everett, Christopher – 630 Littleton Road, Tax Map 244 Lot 002:** To construct an 8'x12' and 5'x8' chicken coop (After-the-Fact) and to pour a 10' foundation in rear of existing house and 35'x 70' new foundation off existing house for an addition. The Board would like to see the maximum After-the-Fact Penalty of \$275.00 be assessed on each violation as a lot of time and money has been spent by the Town, Secretary McGee will advise the Selectmen. The Board would like an inspection done by Fire Chief Ross on the septic, as received approval from NHDES for construction of an individual sewage disposal system, 4 bedrooms but no operation approval. This is being used as a primary residence. Steve LaRoza spoke to add Best Agricultural Practice to condition of Chicken Coop. The Board had been advised that Mr. Everett was renting out an RV, an RV permit is needed. Secretary McGee will send a letter. **A motion was made by Steve LaRoza to approve the 2 Chicken Coops; putting in a foundation to existing house and a foundation for a new addition, with the condition to follow the Best Agricultural Practices for chickens, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

### Correspondence:

-Eversource: Information on the Whitefield to Berlin Line Rebuild Project (\$136).

-An E-mail came in regarding Indian Ridge Lane and development starting. Secretary McGee advised that the property owner did receive approval for developing a new home. The Board would like PWD Robert Larson to look at road and see if any damage has been done and advise on the house lot. Secretary McGee will speak to the PWD.

-NHDES Proposed Wetlands Rules: None of the proposed rule changes effect the Board. (see attached)

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-Informational only: Chester & Janet Savage Jr. – Proposed subdivision in Dalton, with one lot in Whitefield. The lot in Whitefield (219-045) is not being changed but Dalton wanted the Board to be aware of what was being submitted. (see Property File)

**A motion was made by Steve LaRoza to adjourn the meeting at 7:43 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman