

Planning Board Meeting Minutes

July 18, 2023

6:30 PM

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

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

Members Absent: Tim O'Neil, Shawn White – Selectmen's Rep, and Steve LaRoza – Alternate

Public Present: Sharon Robinson and Steven Heyliger, P.L.L.C.

Minutes: A motion was made by Frank Lombardi to approve the July 11, 2023 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Public Hearing(s):

2-Lot Subdivision

#666-Robinson, Sharon – 305 Jefferson Road, Tax Map 226 Lot 032: who is/are requesting a 2-Lot Subdivision, said lot is 10.54 acres. Lot 1 to be 5.25 acres and Lot 2 to be 5.29 acres. Land Surveyor Steven E. Heyliger, P.L.L.C.

Both Sharon Robinson and Surveyor Steven Heyliger were present, plans were provided. Secretary McGee advised the Board that this lot was once 2 lots and the prior owner before Ms. Robinson merged them back together. Ms. Robinson stated that the lot is too much to take care of and therefore is subdividing it. Mr. Heyliger stated that the lot line is not straight as to incorporate the existing home and make the lots equal in size. There is a 40' wide driveway and utility easement shown on the plan and were Ms. Robinson is planning on building the soil is a class 3 so a septic should be no issue. He has submitted a Driveway Application to NHDOT for approval, this has been an existing driveway for many years but no permit was on file. The plan shows two sheds that will be relocated as they are situated half on owner's property and other half on abutting property. Wrong information was given to Ms. Robinson from the realtor on where the boundary line was. The existing house has town water but Ms. Robinson will have an artesian well. Frank Lombardi stated that a Private Road Agreement would need to be done as it's a private road now. No further questions from the Board.

A motion was made by Frank Lombardi to approve the Subdivision Application as complete, seconded by Alan Theodhor. No further questions. All in favor, motion carries. APPROVED

A motion was made by Frank Lombardi to approve the 2-Lot Subdivision plan as presented with conditions that NHDOT Driveway Permit is received and a Private Road Agreement is signed by Ms.

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Robinson and new owner when other lot is sold, seconded by Alan Theodhor. No further concerns. All in favor, motion carries. APPROVED

Other Business:

Septic Design(s): Jounakos, Theodore – 11 Rigazio Lane, Tax Map 255 Lot 020: Revised plan submitted as tank location has changed. No concerns. Administrator to PB Joyce McGee signed off 7/17/23. **APPROVED**

Gooden, Cody – 36 Liberty Drive, Tax Map 226 Lo 073: Existing septic has failed, new system plan submitted. Informational only.

Townsend, John – 7 Rodgers Landing, Tax Map 219 Lot 031.2: Revised plan submitted with minor amendments (house shift, tank location moved). No concerns. Administrator to PB Joyce McGee signed off 7/17/23. **APPROVED**

Demolition Permit(s): Cox, Justin – 45 Partridge Lane, Tax Map 221 Lot 008: To remove garage/shed from said property. Disposal will be dumpster, Shawn White to do the work. Asbestos Pamphlet to include with permit. **A motion was made by Frank Lombardi to approve the Demolition Permit as submitted and include Asbestos Pamphlet, seconded by Alan Theodhor. No further discussion. All in favor, motion carries. APPROVED**

Development Permit(s): Gordon, Matt & Karen – 3 Spencer Road, Tax Map 254 Lot 001: To construct a 20'x20' shed. No concerns, setbacks met. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. No further discussion. All in favor, motion carries. APPROVED**

Best, John & Lynne – 129 Mirror Lake Estates Drive, Tax Map 218 Lot 025: To construct a 3,429 sq. ft, 3-bedroom, 4-bathroom, single family cedar log home. The single family and absolute criteria list was filled out. Conditions: maximum height of 35' and downward lighting. **A motion was made by Frank Lombardi to approve the Development Application as submitted with conditions of maximum height of 35' and downward lighting, seconded by Alan Theodhor. No further discussion. All in favor, motion carries. APPROVED**

Correspondence:

- Secretary McGee wondered if new homes could have a note that no short-term rentals are allowed without Planning Board approval. Board thought this was a good idea, Frank Lombardi wondered about putting something in with the Tax Bills. Secretary McGee will check with Town Attorney.

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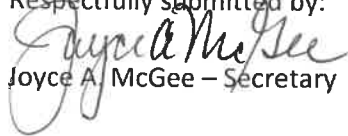
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- Eversource: Conducting structure replacements on their S136 transmission line early next year. The Planning Board is recommending that the Whitefield Conservation Commission be notified of all projects. The Board also would like to have an informational session at the Town Office. Secretary McGee will check to see what the Selectmen are doing.
- Scalley, David – Clover Lane Development: Planning Board has concerns of what is going on with the lots regarding the building locations and changes that have not been brought forward to the Board. **Frank Lombardi made a motion to have a Cease and Desist be issued, seconded by Alan Theodhor. All in favor, motion carries.** Secretary McGee will look into the process.
- Secretary McGee wondered how the Board wanted to handle Driveway setbacks of 10' on a private road. She thought that including it on the Development Application under the description area would be a good place to capture it, the Board agreed.

A motion was made by Alan Theodhor to adjourn the meeting at 7:30 PM, seconded by Frank Lombardi. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman