

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

**Members Present:** Scott Burns – Chairman, Tim O’Neil, Frank Lombardi, Shawn White – Selectmen’s Rep. and Joyce McGee – Secretary.

**Members Absent:** Alan Theodhor and Steve LaRoza – Alternate.

**Public Present:** Bruce and Jane Scola

**Minutes:** A motion was made by Tim O’Neil to approve the minutes of December 12, 2023 as written, seconded by Shawn White. All in favor, motion carries. **APPROVED**

Mr. and Mrs. Scola were present to address the Board regarding building a duplex on Otis Street. Mr. Scola passed out a picture of what he was proposing for a house and also gave a diagram of the lot showing where the house was going to be situated. He stated the lot is pie shaped, looking to put 4’ arborvitaes along the V section. The building will be approximately, 34’x34’ with 2 units. A full garage will be underneath making it 3 stories at a height of 33’, the siding will go all the way to ground level. The decks in the picture are shown being off the front of the house but this will not be the case, he is going to put them on the back side of the house. Board thought that was a good idea as house is proposed to be setback 11’ from the road. A 2’ firewall will be between the units. The units will have separate utilities. Mr. Scola has spoken with the Public Works Director regarding hooking onto the Town Water/Sewer system. This will be a home for them and their daughter.

The Board saw no issues and will consider this a Residential Activity. They gave Mr. Scola a Development Application, 911 request form, Driveway Application and Water/Sewer hookup form. The Scola’s thanked the Board.

**Other Business:**

**Development Permits:**

**Scott, Patrick – 19 Whispering Pines Drive, Tax Map 219 Lot 007:** Installation of a 17.01 Kw DC roof mounted solar array consisting of: 42 Q-cells 405 watt solar modules and 42 Enphase IQ 8+ micro inverters. The units will be mounted on the garage. Frank Lombardi wondered about a shoreland permit, it was agreed no ground disturbance so not needed. **A motion was made by Shawn White to approve the Development Application as submitted, seconded by Tim O’Neil. Frank Lombardi would like to see as a condition that applicant must follow the Solar Regulations of the Town, everyone agreed. All in favor, motion carries. APPROVED WITH CONDITION**

**Patriarca, Diane – 53 Bethlehem Road, Tax Map 251 Lot 051:** Interior renovations with no structural changes; to close off a 6’ 6” x 8’ side porch and reside 2<sup>nd</sup> floor exterior with half log siding. Frank

Planning Board Meeting Minutes

January 2, 2024

6:30 PM

Page 2 of 2

Lombardi wondered if another bedroom was being added. Shawn White read the application which didn't describe any bedroom being added. **A motion was made by Shawn White to approve the Development Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Tonkin, Vanessa – 10 Franklin Lane, Tax Map 208 Lot 005:** (Application was incomplete in October 2023 – more information was needed.) To construct an 8'x10' shed and to extend a 10'x12' shed to 10'x20'. All setbacks are met. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Shawn White. All in favor, motion carries. APPROVED**

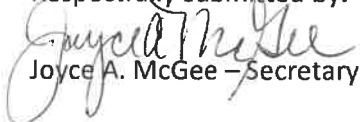
**Correspondence:**

- A complaint came in regarding the widening of a driveway on Huron Street being too close to abutting property line. Board would like the Public Works Director to go and take a look. Driveway plan submitted shows being 10' away from abutting property line which is the regulation for Whitefield.
- Junkyard: A complaint came in regarding the junk cars located at Triangle Dairy Bar parking lot. Chairman Burns remembers that these cars should be taken to the Salvage Yard on 51 Twin Mountain Road not to be located at this property. Shawn White agreed that the property is for a restaurant business not for vehicle storage, the two buildings across the road are to be used for that and the building off of Twin Mountain Road. Frank Lombardi, felt that the property is not used in the winter so if cars are there temporarily he has no issue. Shawn White will speak to Mr. Lukfin.
- An aerial photo is showing a numerous amount of vehicles on a property located off of Elm Street. Shawn White will speak with the owner, once verified.

**Draft Warrant Articles for 2024 Amendments to Development Code:** The Board looked over the articles as written, no concerns. Frank Lombardi will draft a brochure as a handout.

**A motion was made by Shawn White to adjourn the meeting at 7:37 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

Scott C. Burns - Chairman

