

Planning Board Meeting Minutes

December 11, 2018

6:30 PM

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

Members Present: Scott Burns – Chairman, Frank Lombardi, Alan Theodhor, Peter Corey – Selectmen's Rep., Tim O'Neil, Steve Laroza – Alternate and Joyce McGee – Secretary.

Public Present: Robert Stiles Sr., Kathleen Haines, Mike Sousa and Chris & Rebecca Matthews.

Public Hearing(s) Continued from November 20, 2018:

1. 2-Lot Subdivision:

#623 – Owner(s)/Applicant: Murray, Penelope - Tax Map 218 Lot 023, Mirror Lake Estates Drive– (revised) who is/are requesting a 2-Lot Subdivision on said parcel Tax Map 218 Lot 023 currently 6.80+- acres. Lot 1 to become 2.08 acres and Lot 2 to become 4.77 acres. The purpose is for residential use. Survey is prepared by Donald H. Doolan, Licensed Land Surveyor.

The Board reviewed the Approval for Subdivision on the amended lots from NHDES, no changes required. Chairman Burns asked about Driveway Permits for each lot as it's a Town road. Tim O'Neil read a section from the Driveways and Other Accesses to the Town Roadway System - #8. Driveway Limitations (page 15 – see attached). Frank Lombardi questioned if the frontage along the roadway had enough site distance. Tim O'Neil felt that since there was a bend in the road the site distance would be greater. Mr. Stiles stated that the Homeowners Association has a Conservation Easement on the abutting property, the Association maintains the beach area but the Town maintains the Road within the subdivision.

Peter Corey felt the driveway was irrelevant at this time, it's incumbent upon each applicant to do the permit and have it reviewed by the Public Works Director.

Subsurface System Bureau: 9/18/18 – applicant needed to clarify two items (see letter). Mr. Stiles stated that Ray Lobdell had dug a second test pit on lot #2 as indicated on plan.

Plan submitted has misspelled words that need to be corrected.

Chairman Burns asked if the Board had any other concerns seeing none he asked if the public had any. Kathleen Haines an abutter wondered about the beaver dam and the status, Tim O'Neil stated that no one would notify her. She also wondered about the septic, it was stated that it can't be any closer than 75'.

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Frank Lombardi made a comment that the Road Standards need to be used, too much traffic for Hall Road based on the standards, they need to be part of the checklist. Looking at the information is not premature, waiting after the lot or subdivision is approved is.

Peter Corey - Is the application complete or do we want Mr. Stiles to come back after the spelling errors have been corrected? Secretary McGee advised that the application can be complete but the plan could reference the corrections.

Frank Lombardi stated he would like to see a driveway permit approval.

The Subdivision application checklist was reviewed (see case file), no additional information needed.

A motion was made by Peter Corey to accept the application as complete, seconded by Alan Theodhor. No further discussion. All in favor with Frank Lombardi voting opposed. Motion carries. APPROVED

A motion was made by Alan Theodhor to accept the 2-Lot Subdivision plan with the spelling corrections made before it will be signed and filed, seconded by Tim O'Neil. No further discussion. All in favor with Frank Lombardi voting opposed. Motion carries. APPROVED

Other Business:

Matthews, Chris and Rebecca – 30 Union Street: The Matthews addressed the Board regarding renovating their house to provide an air b-n-b, current business which is already allowed and living space for them. Driveway was already expanded for the business per NHDOT. No changes in bathrooms, would add a kitchenette for air b-n-b. The Board advised that the Fire Chief should be contacted regarding life safety codes and a Development Permit needed to be filed for the renovations. Chris Matthews stated that it never would be rented out full-time. Board felt no Change of Use was needed as it already is a single family home with a business in it, just wanting to add a rental unit. The Matthews thank the Board for their input.

Minutes: A motion was made by Tim O'Neil to approve the December 4, 2018 minutes as written, seconded by Peter Corey. All in favor, motion carries.

Development Permit:

-Violation letter sent to owners of record at 481 Lancaster Road, building a structure without proper permit.

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Correspondence:

- NCC 2020 Regional Transportation Plan
- NH Div. of Historical Resources: McGee Drive Solar (see property file)
- 2019 Meeting Schedule was handed out.

Recreational Vehicle and ADU: No further changes were made. Board is looking at a public hearing date of January 8, 2019. Secretary McGee will work on the notice.

Solar Ordinance "draft": Peter Corey had made the changes from the December 4, 2018 meeting. No further changes were made. Secretary McGee will send "draft" to Town Counsel for review. Board would like to incorporate this into the public hearing date.

Chairman Burns gave a big "thank you" to everyone for serving on the Board and all their hard work.

A motion was made by Peter Corey to adjourn the meeting at 7:49 PM, seconded by Frank Lombardi. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman