

Planning Board Meeting Minutes

January 9, 2018

6:30 PM

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

Members Present: Scott Burns – Chairman, Everett Kennedy, Frank Lombardi, Alan Theodhor, Tim O’Neil – Alternate and Joyce McGee – Secretary. John Tholl Jr. – Selectman Rep. arrived late.

Public Present: John Ross Jr., Peter Corey, Gerry Pons, Richard Wright, Bill Robinson, Steve LaFrance – Horizons Engineering, Nancy Comeau, Regan Pride – NCC and James Steele – NCC.

Public Hearing(s):

1. Boundary Line Adjustment

#613 – Owner(s)/Applicant: Ross, Jr., John & Pemacor Family Trust of 2017 - who is/are requesting a Boundary Line Adjustment. Said properties are located at 50 South Whitefield Road, Tax Map 231 Lot 058.1 currently 92.64 acres and 38 South Whitefield Road, Tax Map 231 Lot 039 currently 5.13 acres. Tax Map 231 Lot 058.1 is selling 7.01 acres to Lot 039 thence Lot 058.1 will become 85.63 acres and Lot 039 will become 12.14 acres. Survey is prepared by Kellogg Surveying & Mapping, Inc.

John Ross Jr. and Peter Corey of Pemacor Family Trust were present. Mr. Corey stated that John Ross Jr. owns the property that he is buying and the additional acreage will allow him to put it into Current Use status. Some of the monuments were still in the ground so used those points to create the lot. He has no intention of building on the lot, it would be wooded acreage. Mr. Corey will make application for Current Use once recorded.

A motion was made by Frank Lombardi to accept the application as complete, seconded by Everett Kennedy. All in favor, motion carries.

A motion was made by Frank Lombardi to approve the Boundary Line Adjustment as presented, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.

2. CIP Hearing & Adoption

Capital Improvement Program: To allow for public input on the final update of the 2017-2022 plan. The final plan can be reviewed at the Town Office. The adoption of the plan will follow the public hearing.

Scott Burns Chairman for 2017 and Frank Lombardi Chairman for 2016 were present along with members Gerry Pons, Richard Wright, Bill Robinson and members of the Planning Board, Regan Pride and James Steele of North Country Council.

Mr. Pride gave a power point presentation of a brief overview on what the CIP is and touched on the new updated 2017-2022 Plan. Frank Lombardi asked if there were any questions, no further discussion took place. Mr. Lombardi asked about a disc for the town office, Mr. Pride will provide a copy, Mr. Wright wondered if the spreadsheets would be part of it. Mr. Pride said yes.

A motion was made by Scott Burns to adopt the updated 2017-2022 Capital Improvement Plan as written, seconded by Everett Kennedy. All in favor, motion carries.

Consultation:

1. Minor 2-Lot Subdivision

Owner(s)/Applicant: Robert & Nancy Comeau – 144 Jefferson Road, Tax Map 104 Lot 063
– Steve LaFrance from Horizons Engineering will be present to discuss proposal as the Town of Whitefield is upgrading water system and needs some land to build a pump station.

Steve LaFrance from Horizons Engineering was present along with owner Nancy Comeau. Mr. LaFrance stated that he was working with the Town of Whitefield on updates to the existing water system, the project is currently in design and in hopes to start this year. The Town would like to construct a new pump station on Rte 116, the purpose is to increase pressure on Jefferson Road, Liberty Drive and Shirlaw Drive areas. The absolute minimum psi is 20 by state standards and in the Shirlaw Drive area it is around 18, which is not sufficient to meet the needs of the current residents and anyone looking to build new structures. The Town looked at other options like doing a water main extension but more efficient to do the pump station and quite a bit cheaper. The Town sent out letter to homeowners in those areas and the Comeau's responded

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that they would be willing to sell a piece of their land to the Town. Mr. LaFrance said that a previous NHDOT driveway permit was given to the Comeau's for harvesting wood, he would like to see if that could be modified. The lot would be .28 of an acre, no subsurface disposal, it would be minimum impact for the Comeau's, the purchase would be part of the project cost.

The structure would be 16'x20' wooden single story frame with underground power, a generator will be used for backup and will cycle but a silencer will be used. Only lighting will be on outside door. A steep bank is located on the westerly side and a tree buffer would be maintained on the easterly side. Existing water line is on the North side of the road, a hydrant will be located near the driveway entrance. The pump station will be big enough to handle future growth capacity, right now there are 60 homes the new capacity is capable of 70 homes. Frank Lombardi asked if a huge development wanted to go in could it accommodate, Mr. LaFrance stated that it would have to be discussed at that time.

It was asked about increased pressure to existing homes and would they need pressure reduce valves, Mr. LaFrance stated if over 80 lbs then it would be needed.

Frank Lombardi wondered if the Comeau's would have a ROW to get to their property, Mr. LaFrance didn't see why not but there is currently 3 entrances to this property, the proposed location and then the Comeau's have a horseshoe driveway, it depends on what NHDOT says. Mr. Lombardi would like all driveway entrances on the plan. The trips per day to the station maybe 2-3 at the most. The driveway would be 12', just enough for one vehicle. Mr. Lombardi asked Ms. Comeau about it and she was fine with the dimensions.

Chairman Burns brought the 25' setbacks up as the driveway did not meet the regulations. Mr. LaFrance stated that the Town does not need to follow their own rules, he only wanted to take what was necessary for the project. Ms. Comeau had no problem with the driveway being closer than allowed.

Mr. LaFrance stated that he needs to get NHDOT approval on the driveway and NH Drinking and Ground Water approval too.

No further questions, potential public hearing on February 13th.

Voluntary Merger:

Notice of Voluntary Merger Pursuant to RSA: 674:39-a: Joseph S. Cannata, 33 Jefferson Road, Tax Map 104 Lot 006 and Maple Street, Tax Map 104 Lot 011.

Secretary McGee stated that this property had been subdivided PB# 357 on 12/6/1988. Alan Theodhor said Mr. Cannata originally wanted to build on the other lot but now wants to merge them back. No further discussion.

A motion was made by Frank Lombardi to accept the application of Notice of Voluntary Merger, seconded by Alan Theodhor. All in favor, motion carries.

Minutes:

A motion was made by Everett Kennedy to approve the January 2, 2018 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.

Other Business:

Septic Design(s):

Cole, John- Hidden Acres Drive, Tax Map 230 Lot 047: Board reviewed the plan. No questions.

A motion was made by Alan Theodhor to accept the Septic Design as submitted, seconded by Everett Kennedy. All in favor, motion carries.

Development Permit(s):

-Secretary McGee handed out the 2017 Approved Development List, 56 permits were received. Only 10 applications were received for Subdivisions, Mergers, BLA and Change of Use.

Correspondence:

- A google map was received showing a potential wood yard operation on Hidden Acres, Shane Morton property. John Tholl Jr.- In 2008 the barn was modified to the existing garage, but never came to the Board. Biggest thing is the covenants. The Board had a

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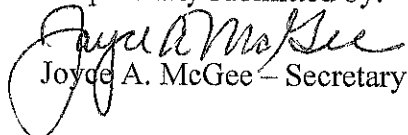
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hearing in December but no action was taken, they have 30 days to appeal. The information will be kept on file and the Planning Board will inform the Selectmen.

- March will be the next Election of Officers
- January 30, 2018 at 6:30 PM next Master Plan meeting.
- Letter from NH Div. of Historical Resources on Water Line Replacement
- The Board would like to implement a Development Permit that homeowners would need to post when doing work. It was approved to purchase a laminator.
- Board would like a table at Town Meeting during the day for recruitment, with a sign "You Can Make A Difference", John Tholl Jr. would be willing to sit at the table. The Master Plan Survey will be given out at that time as well.

A motion was made by Everett Kennedy to adjourn the meeting at 7:56 PM, seconded by Frank Lombardi. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman