

Planning Board Meeting Minutes

July 13, 2021

6:30 PM

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Vice Chairman Tim O'Neil called the meeting to order at 6:30 PM

Members Present: Tim O'Neil – Vice Chairman, Frank Lombardi, Alan Theodhor, Steve LaRoza – Alternate and Joyce McGee – Secretary. Scott Burns - Chairman arrived late.

Members Absent: John Tholl Jr. – Selectmen's Rep.

Vice Chairman O'Neil appointed Alternate Steve LaRoza as a voting member.

Minutes: July 6, 2021 not available

Consultation: Smith, Thomas – Surveyor for owner Fred Perkins – 2 Lot Subdivision: 47 Bray Hill Road, Tax Map 214 Lot 003: Mr. Smith advised that years ago there were two lots but Mr. Perkins merged the lots together and now he would like to separate them again with a different configuration. State approval will not be needed as each lot is over 5 acres. Driveway access to the land only lot would need to be shown. 75' of frontage is required now for each lot, no other concerns from the Board.

Other Business:

Development Permit(s): Wudarczyk, Rachel – 236 South Whitefield Road, Tax Map 240 Lot 005: To renovate dwelling interior and bring up to code, no structural changes. Exterior: to demo side porch and rebuild same footprint. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Savage, Jonathan – 6 Greenwood Street, Tax Map 231 Lot 048: Secretary McGee advised, that Mr. Savage had been granted a variance from the ZBA on 7/12/21 to place a garage 1' away from two of the abutting property lines. To construct a 24'x24' garage. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Chairman Scott Burns arrived at 6:40 PM

Niles, Lewis – 102 Spencer Road, Tax Map 255 Lot 026: An After-the-Fact penalty of \$500.00 needs to be assessed as development has already begun with no proper permits. A letter was sent to Mr. Niles on June 15, 2021 stating he had until 6/23/2021 to submit an application. Mr. Niles would like to replace a structure that had burnt down in a house fire, April/May of 2018. Secretary McGee stated the Development Code reads as following: Non-Conforming Uses "Grandfathering": 5.8 Discontinuance: Any nonconforming use which is discontinued or abandoned for a period of twelve (12) months, regardless of any intent to resume operation of use, shall not be resumed thereafter, and any future use of the site or structures thereon shall conform to the provisions of this Code. It was noted that another

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house does exist already on the property. Chairman Burns felt where it was over the one-year time period the owner would need to either get a variance or do a subdivision as the lot is not in compliance. **A motion was made by Alan Theodhor to DENY the Development Application as incomplete, the dwelling is not depicted on an aerial photo and the new structure does not conform to the Code, seconded by Steve LaRoza. All in favor, motion carries. DENIED**

Correspondence:

-Barton, Josephine for Tax Map 103 Lot 138, Land only Otis Street: Ms. Barton is wondering if this lot would be buildable. The lot is 0.12 of an acre and would have access to Town Water/Sewer. The Board felt this could be a buildable lot. Secretary McGee will advise Ms. Barton.

-101 Lancaster Road, Tax Map 101 Lot 014: An e-mail was received asking if the Board would consider a commercial use at the location, they would like to possibly put in a martial arts business. The Board would advise a Change of Use/Site Plan Application, check with NHDOT regarding driveway and consult Fire Chief Ross on questions regarding Fire/Safety Codes. Secretary McGee will advise the requestor.

-Secretary McGee asked about an After-the-Fact for Mr. Harris regarding conex boxes already placed on lot before an application was submitted. The Board agreed a penalty should be assessed.

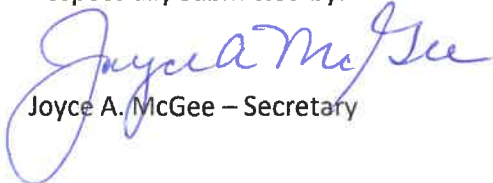
-The Board would like to contact Town Attorney regarding "Open Space".

-August Meeting will be Tuesday, the 17th. This will be the only meeting for the month.

Subdivision Regulations: The Board agreed that the changes look good. Secretary McGee can schedule a hearing for the changes.

A motion was made by Frank Lombardi to adjourn the meeting at 7:32 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Vice Chairman – Tim O'Neil