

Planning Board Meeting Minutes

July 6, 2021

6:30 PM

Page 1 of 5

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, John Tholl Jr. – Selectmen's Rep., Steve LaRoza – Alternate and Joyce McGee – Secretary.

Members Absent: Scott Burns – Chairman

Public Present: Richard Harris Sr., Richard Harris Jr., Jillian Hammond, Jeffery & Elaine Wiseman, Amy & Brian Lurvey, Ryan Presby and Ms. Murray.

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

Minutes: A motion was made by Frank Lombardi to approve the June 1 & 8, 2021 meeting minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Vice Chairman O'Neil opened the Public Hearing at 6:32 PM. The following was read:

Public Hearing(s):

1. Site Plan Review:

#637 – Owner(s): Harris Sr., Richard & Nancy – Harris Family Trust – 439 Lancaster Road, Tax Map 217 Lot 006: who is/are requesting a Site Plan Review to place 1- 25'x 130' steel storage building and 19 – 8'x 20' portable stock & trade conex boxes on said site. Survey is prepared by Mark Vander-Heyden.

Vice Chairman O'Neil stated that at the June 8, 2021 meeting more information was requested to be shown on Master Plan Map: Open Space, Soil Type and placement of buildings. Mr. Harris provided an updated map showing the 4th Storage Unit, Portable Stock & Trade units and Open Space. Frank Lombardi stated that the soil type has already been determined. Vice Chairman O'Neil wondered about the selling and trade versus rental units that stay there instead of moving them on and off the site. Mr. Harris stated he has permission for rental, stock and trade. The rental use is expansion of use and has been.

Secretary McGee received an e-mail from NHDOT with concerns of blocking off the driveways and prevent traffic from flowing freely. Mr. Harris has since met with them and will be moving one of the existing driveway entrances on the other side of the utility pole to make it a straight shot into the park. He has filed an application with NHDOT but it is not fully processed yet. Vice Chairman O'Neil had concerns with vehicles back up and possibly being in the State ROW. Mr. Harris stated that they would need to pull up beside the building. Vice Chairman O'Neil felt it could be a tight fit, especially if trying to turn around might block Rte 3. Where is the sign going? Mr. Harris wasn't sure at this time.

Open Space was shown on the map so it met the percentage required.

Planning Board Meeting Minutes

July 6, 2021

6:30 PM

Page 2 of 5

A motion was made by Frank Lombardi to approve the application as complete, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

No abutters were present, no other concerns came before the Board. At this time the Board went through the Commercial Activities & Absolute Criteria List, the following was noted: Driveway conflict with NHDOT regarding traffic entering and exiting location, an application has been submitted by Mr. Harris to change the existing driveway to a better location a few feet up the Road (North of the Utility Pole).

Concerns:

-Snow and rain runoff: Mr. Harris replied that the pitch is toward the back and plowing is a downhill grade.

-Conex is for storage. The Board wondered if they were for rent? You put them on the map and you keep saying Stock and Trade which means For Sale. What are they now, if rental they weren't permitted? What about the noise and people hanging out? Richard Harris Jr. they are not for sale right now as demand for rental units are high and when on site we can control them, can't get conex units because of it.

Ryan Presby asked if they are taxable? John Tholl Jr. as rental units they are. Mr. Harris agreed and stated that they are rental units. Vice Chairman O'Neil stated that if the Board accepts the conex boxes then he would be able to rent them out. Many Board Members were not aware of them being rentals, as Mr. Harris has always stated Stock and Trade. John Tholl Jr. agreed only have heard Stock and Trade meaning for sale or lease off site. Frank Lombardi, same thing didn't understand they were for rent, you have caught us off guard.

Buffers: Is more needed? Mr. Harris stated that there are trees already used for buffer. John Tholl Jr. felt no need for more buffering.

The Criteria for both Commercial and Absolute were met.

A motion was made by Frank Lombardi to approve the Site Plan Review with the condition that NHDOT driveway permit be provided once approved, seconded by John Tholl Jr. All in favor, motion carries. APPROVED WITH CONDITION

Vice Chairman O'Neil closed the Public Hearing.

Consultation:

1. Claire Houghton/Michael Houghton – Boundary Line Adjustment: 54 Union Street, Tax Map 104 Lot 087 & 104 Lot 086 TABLED – Called, will be coming before the Board later.

Planning Board Meeting Minutes

July 6, 2021

6:30 PM

Page 3 of 5

2. **Thomas Smith, Surveyor for owner Fred Perkins – 2 Lot Subdivision: 47 Bray Hill Road, Tax Map 214 Lot 003. TABLED – Called, will attend Tuesday, July 13, 2021 meeting.**

Other Business:

Septic Design(s): Dionne, Richard – 115 Parker Road, Tax Map 230 Lot 023: Septic Design is for an existing 3-bedroom house, the current Septic Tank/Dry Well to be filled and abandoned. **This plan was previously approved by Chairman Scott Burns on 7/2/21. APPROVED**

Wiseman, Jeffrey – 123 Parker Road, Tax Map 230 Lot 024: Septic Design is for a 4-bedroom system, current Septic Tank and EDA to be abandoned. Converting existing barn into an ADU (2 bedroom) and existing house is a 2-bedroom. **This plan was previously approved by Chairman Scott Burns on 7/2/21. APPROVED**

Defrancesco, April – 24 Newell Lane, Tax Map 244 Lot 030: The existing permit (2-bedroom) for Robert Wilson (formerly Dave Cryans) has expired and needs to be reapplied for. The proposed plan is the same with the exception of a slight change in orientation of the septic tank and pump station. **This plan was previously approved by Planning Board Administrator Joyce McGee on 6/25/21. APPROVED**

Driveway Permit(s): Baublitz, Mark & Roberta – 381 Old East Road, Tax Map 207 Lot 003: This lot was subdivided and the driveway was depicted in the center of the lot however the existing driveway is further down the road. DPW Robert Larson has approved the location. **This application was previously approved by Planning Board Administrator Joyce McGee on 6/17/21. APPROVED**

Demolition Permit(s): Lincoln, Sherri – 19 View Street, Tax Map 104 Lot 098: To demo a 3-sided garage, disposal location will be Whittings. **A motion was made by Frank Lombardi to approve the Demolition Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

RV Permit(s): Woodruff, Robert & Diane – 13 Stiles Farm Road, Tax Map 233 Lot 048: To place an RV on said lot for 180 days from 5/1/21-10/1/21. Board wondered about disposal of septage, Secretary McGee advised that on each permit it states a letter is needed or a receipt from whomever is pumping it out. **A motion was made by Alan Theodhor to approve the RV Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Johnson, Barrett & Danielle – 6 Stiles Farm Road, Tax Map 233 Lot 043: To place an RV on said lot for 180 days from 6/15/21-12/15/21. Owner advised that the new house is behind schedule so need a place to stay when they come up. **A motion was made by Frank Lombardi to approve the RV Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Planning Board Meeting Minutes

July 6, 2021

6:30 PM

Page 4 of 5

Corner, Kelley – Johnson Drive, Tax Map 233 Lot 051: To place an RV on said lot for 180 days from 8/1/21-01/01/22. **A motion was made by Frank Lombardi to approve the RV Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

7:15 PM – Steve LaRoza had to leave the meeting.

Development Permit(s): Wiseman, Jeffrey & Elaine – 123 Parker Road, Tax Map 230 Lot 024: Renovate existing barn into an ADU. Adding a 12'x24' addition to the back side of the barn to create a small bedroom, kitchen area with a 10'x24' overhang; 24'x26' steel storage building. Addition is within the square footage for an ADU. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

Stiles, Robert – Freds Way, Tax Map 101 Lot 017.1: To put an 8'x12' addition onto an existing shed. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Schmeller, Walter & Kim – 84 Hildreth Road, Tax Map 206 Lot 007: To put in a 28'x30' gravel pad and a 20'x24' cement slab at said location. Secretary McGee advised that eventually they will be coming before the Board for a new home, just working on it a little at a time. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

Hill, Barbara – 9 Hilltop Manor, Tax Map 212 Lot 013-M09: To construct a 10'x12' deck off of trailer. Secretary McGee advised that she spoke with Hagan's and they were okay with the deck. **This application was approved by Chairman Scott Burns on 06/15/2021. APPROVED**

Correspondence:

- Two driveway permits from NHDOT were received (see property file) 1. Frank Lombardi – 101 Elm Street, Tax Map 102 Lot 074 2. Daniel Bavaro – 649 Littleton Road, Tax Map 250 Lot 001.
- OSI Training: July 15, 2021 re: Land Use review process and offer tips to help ensure a fair and efficient experience for all parties involved.
- Notice of Public Hearing on July 14, 2021 @ 3:00 PM WMRHS re: Granite State Landfill, LLC impact of 17 acres of Wetlands Frank Lombardi stated the Conservation Commission will be attending and will be speaking on the issues for the Town of Whitefield. John Tholl Jr. stated that the Selectmen will be reserving their comments on the traffic issue.

Planning Board Meeting Minutes

July 6, 2021

6:30 PM

Page 5 of 5

- Ryan Presby spoke about the container, shed and possible person staying in a van on a lot off Hall Road owned by Richard Harris Jr. John Tholl Jr. advised that the Police have been notified about the residency. Mr. Presby stated that in the Code under definition of Recreational Vehicle (RV) a van is considered an RV. Frank Lombardi asked about water/sewer, if no water then no septic. It was stated that a porta potty is on the parcel. John Tholl Jr. felt an RV Permit is required. The Board agreed and felt a Development Application for the shed and container needs to be filed as permanent structures. **A motion was made by Frank Lombardi to advised Mr. Harris that a Development Application is needed for the shed and container and an RV Application is needed for the van, these are to be filed within 7 days of the letter going out, seconded by Alan Theodhor. All in favor, motion carries.**
- Ryan Presby wondered about an RV at 74 Hall Road is someone living in it? Is it a junk yard? Secretary McGee will pull the Assessment Card to see if any notes.

A motion was made by Frank Lombardi to adjourn the meeting at 7:47 PM, seconded by Alan Theodhor. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary



Tim O'Neil – Vice Chairman