

Planning Board Meeting Minutes

June 12, 2018

6:30 PM

Page 1 of 3

Chairman Burns called the meeting to order at 6:34 PM.

Members Present: Scott Burns – Chairman, Frank Lombardi, Peter Corey – Selectmen’s Rep., Alan Theodhor and Joyce McGee – Secretary.

Members Absent: Tim O’Neil.

Public Present: David Rodham, Gardner Kellogg, Valerie Yelton, Mr. & Mrs. Donald Cassady and Cathy Conway.

Public Hearing(s):

1. Minor 2-Lot Subdivision

#619 – Owner(s)/Applicant: O’Neil Family Trust, 30 Prospect Street, Tax Map 102 Lot 102: who is/are requesting a 2-Lot Subdivision on said parcel consisting of 6.64 acres. Lot 1 (house) is to become 0.81 of an acre and Lot 2 (garage) is to become 5.83 acres. Said subdivision is to separate the house from the garage. Survey is prepared by Kellogg Surveying & Mapping, Inc.

Mr. Kellogg was present to represent the O’Neil Family Trust stating that Mr. O’Neil would like to separate the house from the garage. The house lot is to become 0.81 acres and the garage is to become 5.83 acres with a R.O.W. access from Holly Heights, there is also 25’ of frontage off Rte 3 as well. The Cassady’s were wondering what address would be issued to the garage, the Board felt Holly Heights. They advised the Board that there are covenants on Holly Heights and would like it to stay that way as one of the covenants is no business. Chairman Burns stated that no business was being considered that it was going to stay a garage for Mr. O’Neil’s personal use as he is thinking maybe of building a home on the lot at some point in time. Frank Lombardi mentioned that the Planning Board does not manage covenants. Both locations have Town Water/Sewer.

A motion was made by Peter Corey to accept the application as complete, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.

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

2. Boundary Line Adjustment

#620 – Owner(s)/Applicant: A. David Rodham Trust of 2000, 180 Old East Road, Tax Map 213 Lots 016 & 017 – who is/are requesting a Boundary Line Adjustment on said parcels. Tax Map 213 Lot 016 currently is 94.12 acres, said lot will add 44.12 acres to Tax Map 213 Lot 017 currently 51.02 acres. Lot

Planning Board Meeting Minutes

June 12, 2018

6:30 PM

Page 2 of 3

016 will become 50.0 acres and Lot 017 will become 95.14 acres. Survey is prepared by Kellogg Surveying & Mapping, Inc.

Mr. Rodham and Mr. Kellogg were present. Mr. Kellogg stated that Mr. Rodham owns two lots that total over 145 acres, he is looking to shift the line to create a 50.00 acre lot that he would like to sell as he is downsizing.

A motion was made by Peter Corey to accept the application as complete, seconded by Frank Lombardi. No further discussion. All in favor, motion carries.

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

Minutes: A motion was made by Frank Lombardi to approve the minutes of June 5, 2018 as written, seconded by Peter Corey. All in favor, motion carries.

Other Business:

Septic Design(s): Jounakos, Theodore & Teresa, Spencer Road – Tax Map 255 Lot 020: TABLED FROM 6/5/18 MEETING regarding maximum capacity: Septic Designer Cathy Conway was present stating that the word minimum was for state reference. The State Standards for maximum is 300 gpd regardless of what is on the property. The owner will be placing two campers on site with a 60 gpd for each totaling 120 gpd for a 300 gpd maximum. Chairman Burns wondered about campers having 2 or more bedrooms and how that affected the capacity. Ms. Conway said the biggest user on capacity is a washer. Campers are less than a house and doesn't matter how many people.

Peter Corey wondered where the 60 gpd comes from. Ms. Conway stated that it is part of the State Standards, there is a design for every use. Alan Theodhor wondered about # of people. Doesn't matter on how many people it's on bedrooms stated Ms. Conway.

Frank Lombardi and other Board members expressed concerns on campers becoming permanent residences and not just a temporary/seasonal use. Ms. Conway stated that the use is for family use only. An e-mail from the applicant stated that the campers will be kept registered and just used in the fair weather months if they aren't traveling with them.

A motion was made by Peter Corey to approve the septic design as presented, seconded by Alan Theodhor. No further questions. All in favor, motion carries. APPROVED

Driveway Permit(s): Shannon, Harold - 30 Kimball Hill Road, Tax Map 230 Lot 007: Secretary McGee advised the Board that the Public Works Director has spoken with the applicant regarding stipulations that the owner is responsible for keeping each end of culvert clear of obstruction. The applicant is asking for a 40' driveway permit to facilitate the use of Trailers/RV's in anticipation of delivery of modular home. Peter Corey wondered if this was a temporary width as the Town Standards are a

Planning Board Meeting Minutes

June 12, 2018

6:30 PM

Page 3 of 3

maximum of 20'. Also, owner should be responsible for cleaning and maintaining culvert. What is the amount of flow and need to specify the size of culvert/height. Owner needs to be notified to maintain culvert in good working condition. Board would like these questions addressed before signing. **TABLED**

Development Permit(s): Morrison, Wayne & Nancy – 48 Newell Lane, Tax Map 244 Lot 025: Applicant is looking to repair/replace/renovate existing structure. No change in footprint. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Alan Theodhor. No further discussion. All in favor, motion carries. APPROVED.**

Correspondence:

- Letter from Diefenderfer on use of land: Alan Theodhor read the letter (see property file). Board would like a letter sent thanking them for responding to Town's letter.
- Resident on Old East Road questioning if they can construct a pond and what permits are needed. Board agreed that they would need a Development Application as it could impact the neighbors.
- Worksession on August 7th Chairman Burns will not be able to attend.
- Tim O'Neil was appointed by the Selectmen as a regular member.
- Worksession on July 3rd will be a quick meeting as Board will be going to dinner at the Whitefield Inn in memory of member Everett Kennedy.
- Steve Laroza and Valerie Yelton have expressed interest in becoming an alternate for the Planning Board.

More discussion took place on campers/recreational vehicles: Chairman Burns felt that if they are looking to be year around that water/sewer needs to be available. Peter Corey how many should be allowed on one lot? More research will be done.

A motion was made by Peter Corey to adjourn the meeting at 7:37 PM, seconded by Alan Theodhor. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman