

Planning Board Meeting Minutes

June 8, 2021

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:31 PM.

Members Present: Scott Burns – Chairman, Tim O’Neil, Frank Lombardi, Alan Theodhor, Steve LaRoza – Alternate, John Tholl Jr., - Selectmen’s Rep., and Joyce McGee – Secretary.

Public Present: Richard Harris Sr.

Minutes: TABLED June 1, 2021 minutes

Other Business:

Demolition Permit(s):

Scalley, David – 623 Jefferson Road, Tax Map 216 Lot 014: To remove existing garage, debris will be disposed of with Waste Management. **A motion was made by Tim O’Neil to approve the Demolition Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Scalley, David (Union Street Management) – 28 Union Street, Tax Map 103 Lot 018: To remove existing garage, material will be saved and stored at Brown Street shop location. **A motion was made by Alan Theodhor to approve the Demolition Application as submitted, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

RV Permit(s):

Judd, Barry – 254 Jefferson Road, Tax Map 226 Lot 077: RV 180 day use application came in for 8/12/21 – 2/12/22, owner has a private septic system that they hook into for disposal. **A motion was made by Frank Lombardi to approve the 180 day RV Application, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Development Permit(s):

S&S Property LLC – 69 Hidden Acre Drive, Tax Map 230 Lot 044: To place a 1999 28’x52’ doublewide, 3-bedroom home on a concrete slab with a small 8’x10’ deck on front entrance. Frank Lombardi stated the manufactured home would need to be tied down and an inspection done. Septic system was approved for construction by NHDES. Secretary McGee advised that this location has Town water however an issue with sufficient water volume and pressure needs to be addressed. Owner needs to talk with Water Department. **A motion was made by Alan Theodhor to table the Development Application until the water line issue has been resolved, seconded by John Tholl Jr. All in favor, motion carries. TABLED**

Harris Sr., Richard – 439 Lancaster Road, Tax Map 217 Lot 006: Continued from June 1, 2021 meeting- Chairman Burns stated that the Board needed to determine if Mr. Harris had a Minor Change or a Major Change under Preliminary of Final Plan.

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1. **Minor Change** to a preliminary plan may be approved administratively by the Planning Board. Such changes may be authorized without additional public hearings.
2. **Major Change** shall be approved only by the Planning Board, and must follow the same review and public hearing process required for design review. Major changes shall be defined as follows: A change in the use or character of the development; an increase in the problems of traffic circulation and/or public utilities; an increase of greater than two percent (2%) in the approved gross floor areas of buildings; and an increase of greater than one percent (1%) in the approved number of residential dwelling units.

Chairman Burns wondered about an increase in traffic and the State ROW. What is the ROW as it changes in different areas?

Frank Lombardi stated that in looking at the criteria, Open Space needs to be reviewed. Under Open Space in the Development Code: the minimum tract area for an open space development shall be at least ten (10) contiguous acres, with parcels held in single ownership or control at the time of application. No portion of any pond, lake, perennial stream, surface water, or very poorly drained soil area may be used to fulfill the minimum tract size for any proposed Open Space Development. Areas designated as poorly drained soils may be utilized to fulfill 25% of the minimum lot size. Since the changing of the Code, preservation of open space is required.

Are the conex boxes for storage and rental? Mr. Harris stated it under his business of Stock and Trade. Frank Lombardi also wondered about Screened Areas under 6.28 of Site Design Standards, page 26. Mr. Harris advised that there are screened in areas already in front of the homes where boxes are. Frank Lombardi would like to see and know about the ROW – State; 50% for Open Space; Screened Areas and Traffic.

Mr. Harris stated that mobile home parks don't have to have the same space. Frank Lombardi advised that under Page 56 in the Code – Open Space; Lot size by soil type which the lot is 647B poorly drained, more restrictions apply that is why it's more than 25%. Mr. Harris stated that the park was created in 1998-1999.

Tim O'Neil stated that we need the square footage of the permanent structures to figure the percentage. Need to identify Open Space. Mr. Harris, all land contiguous if I want? Frank Lombardi mentioned again that bodies of water, wetlands, slopes, poorly drained can't be used as Open Space. Two different soils either poorly drained or very poorly drained.

Chairman Burns again asked the members if they felt it was a Minor or Major change?

The proposed 4th storage building will have 15 units.

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Tim O'Neil, Steve LaRoza and John Tholl Jr. agreed that the Board needs the total square footage.

Frank Lombardi when modifying a project, it's a Minor Change when adding conex boxes and new storage building Major Change. The members felt this was a Major change and Mr. Harris agreed, so that he doesn't have to keep coming back. Need the following: From the State: What is the ROW setback; screened area – all good with; open space needs to be identify – this can be common space for park people. Can Open Space be transferred? John Tholl Jr. felt it doesn't really matter where the Open Space is. Mr. Harris felt that it can be transferred.

Mr. Harris wondered who needs to be notified as abutters. Secretary McGee will check to see.

A motion was made by John Tholl Jr. to have Mr. Harris come before the Board for a Major Site Plan Review Change, seconded by Alan Theodhor. All in favor, motion carries.

Mr. Harris will be on for July 6th, for a Public Hearing.

Hall Road - The Board asked Mr. Harris what was going on at his property on Hall Road as there is a container, shed and car. Does anyone live there? This is not part of Phase III for this lot. Mr. Harris advised that no one lives there, the individual sleeps in his car elsewhere. Fire Chief Ross did request that Mr. Harris get a 911 # for this location. Chairman Burns advised no permit for container or shed has come before the Board. Mr. Harris stated the container was there before the updated regulations and car parts are in it. Chairman Burns asked again about the shed, Mr. Harris stated the 6'x6' shed is one that was at the Abbott's which they purchased and it's there temporarily, will be moved back at some point.

Subdivision Regulations: Secretary McGee passed out the Subdivision Regulations, she added the following (See attached):

Definitions: Frontage & Setbacks

Subdivision Plan Requirements: 75' of Frontage & Setbacks to be shown on plan

Miscellaneous Requirements: 10' Setbacks for Driveway

Under Application, Notice and Public Hearing Requirements: xiv: To read "shall" and remove "may".

Niles, Lewis: FYI that he advised that Development Permit will be in on Friday, 11th of June.

A motion was made by John Tholl Jr. to adjourn the meeting at 7:39 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:

Joyce A. McGee – Secretary



Scott C. Burns - Chairman