

Planning Board Meeting Minutes

March 6, 2018

6:30 PM

Page 1 of 5

Chairman Burns called the meeting to order at 6:30 P.M.

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

**Members Absent:** Everett Kennedy

**Public Present:** Chris and Krista Diego

Chairman Burns appointed alternate Tim O’Neil as a voting member in the absence of Everett Kennedy.

**Minutes:** A motion was made by Frank Lombardi to approve the February 13, 2018 minutes as written, seconded by Alan Theodhor. All in favor, motion carries.

A motion was made by John Tholl Jr. to approve the February 28, 2018 minutes as written, seconded by Tim O’Neil. All in favor, motion carries.

**Other Business:**

**Final Approval: #608 – Cargill, Robert, Daphne and Katrina – 995 Jefferson Road, Tax Map 215 Lot 016:**

Secretary McGee advised that on January 2, 2018 the Board gave a conditional approval of a 2-Lot Subdivision pending an approved NHDOT Change of Use Driveway Permit was received. A draft NHDOT Driveway Permit was received stating that once the plan was recorded along with a sight line easement then a signed legal copy will be issued to Mr. Cargill. A new plan was received showing the sight line easement area. No concerns from the Board.

A motion was made by Frank Lombardi to give final approval on the updated 2-Lot Subdivision showing the sight line easement area at 995 Jefferson Road, Tax Map 215 Lot 016, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.

**Septic Design:**

**Cargill, Robert & Daphne – 995 Jefferson Road, Tax Map 215 Lot 016:** Secretary McGee advised that this septic design came before the Board back in July of 2017 by Cathy Conway but was not approved as Mr. Cargill needed to do a subdivision. The Development Code only permits one home to a parcel and a home already exists, on said lot. Since that meeting the Cargills have subdivided their property (see Case #608).

**A motion was made by John Tholl Jr. to approve the septic design as drawn, seconded by Tim O'Neil. No further discussion. All in favor, motion carries.**

**Development Permit(s):**

**Mt. View Grand Resort & Spa – 101 Mt. View Road, Tax Map 217 Lot 012:** Mr. Diego was present to represent Mt. View Grand stating that two projects were happening at the hotel.

Project 1: The Connector Wing East & West - to remove existing siding & windows. Install insulation, new windows, siding and installation of new ductless mini split heating and cooling units in guest rooms. No additions or changes to the configuration of the existing building. Secretary McGee advised that the Fire Chief was on board with the renovations and has spoken with the Mt. View Grand regarding fire codes.

**A motion was made by Frank Lombardi to approve the renovations/repairs to the Connector Wing – East/West, seconded John Tholl Jr. No further discussion. All in favor, motion carries.**

Project 2: The Crystal Ballroom (Back Room) – as it exist today, no insulation, used year around. To remove existing room and enlarge area with a 30'x52' addition. Replace windows, siding, convert storage area to accommodate ADA compliant bathrooms, storage area, mechanical room, corridor/foyer to have an egress for getting out of the building. Secretary McGee advised that the Fire Chief was on board with the upgrades and has spoken with the Mt. View Grand regarding fire codes.

**A motion was made by John Tholl Jr. to approve the upgrades to the Crystal Ballroom – Back Room, seconded by Alan Theodhor. No further discussion. All in favor, motion carries.**

**Mt. View Grand Resort & Spa – 175 Mtn. View Road, Tax Map 217 Lot 017:** The Board gave approval for installing a fire escape back on 9/12/17 but since then the location has changed and is now closure to abutter property line. Mr. Diego stated that the existing building is right on the 25' setback requirement not leaving any room for the fire escape. The fire escape would be less than 4' into the setback area. Mr. Diego thought the color red would blend in better as the abutter had stated black. He will have a plan showing the red so that the abutter can see it. The Board had no problem as long as the abutter signed off stating their approval.

**A motion was made by Tim O'Neil to approve the new location of the fire escape subject to the approval of the abutters on the location being 4' into the setback area, seconded by John Tholl Jr. All in favor, motion carries.**

Planning Board Meeting Minutes

March 6, 2018

6:30 PM

Page 3 of 5

**Applicant: Darling, Daisy – Hemlock Drive, Tax Map 101 Lot 032:** This application has been in pending status do to the concern of soil type in the area. At the February 13, 2018 meeting the Board asked Secretary McGee to check with NHDES regarding lot size for poorly drained soil and to see if any permits needed to be done with them. NHDES responded that they regulate impacts within delineated wetlands (dredge or fill). Wetlands are delineated based on a three-parameter assessment (soils, vegetation and hydrology). While poorly drained and very poorly drained soils are often associated with wetlands – the other two parameters must be present in order for it to be a jurisdictional area.

If the soils alone are hydric but the site lacks evidence of hydrology and hydrophytic vegetation, then it would not be jurisdictional.

Also, a site specific soil assessment would be recommended. The NRCS Web Soil maps are a useful tool, but on the scale of a tiny house, may not be 100% accurate.

The state also does not regulate minimum lot size, that would be a determination based on local ordinances.

Chairman Burns agreed that a site specific soil assessment needed to be done but knew that probably couldn't be done until May or June. Everyone agreed not much can be done until the assessment is complete. Chairman Burns - This lot was created before this Board and we have concerns. The Board would like to see a plan of where drainage is going and how it's going to affect the other parcels below it. Frank Lombardi stated that any time you modify land or have a building more water from the roof and modification of land will create problems, "what does it do off the property".

**A motion was made by Alan Theodhor to continue tabling the application until the Board hears from the wetlands scientist and we want a drainage plan showing how it's going to affect flow to existing properties, seconded by John Tholl Jr. We can't make a correct determination until we have this. All in favor, motion carries.**

**Santoro, Mark & Jenn – 14 Myrtle Street, Tax Map 104 Lot 052:** To alter, repair and replace the interior; install new insulation and drywall; new kitchen; 2 bathrooms, repair garage – new doors; replace windows; new mechanical – LP heat; 4 bedrooms. If a rental unit need to meet fire codes. Alan Theodhor felt an asbestos pamphlet should go with the permit.

**A motion was made by John Tholl Jr. to approve the alterations/repair/replacement of interior work at 14 Myrtle Street and to send an asbestos pamphlet as well as needs to meet State Fire Codes, seconded by Alan Theodhor. All in favor, motion carries.**

Planning Board Meeting Minutes

March 6, 2018

6:30 PM

Page 4 of 5

**Jounakos Revocable Trust – Spencer Road, Tax Map 255 Lot 020:** To build a 12'x20' shed w/ carport to house 200 AMP Electrical Service & Water Supply Equipment. Concerns were expressed on how gray water and waste was going to be handled. What is the water supply equipment going to be used for? Need to find out what the soil type is in that area.

**A motion was made by John Tholl Jr. to table the application until more information is received, seconded by Tim O'Neil. All in favor, motion carries.**

**McGee, Jerry & Wanda – 18 Whispering Pines Drive, Tax Map 219 Lot 018:** To construct a 12'x23' deck off the rear of house (covered). John Tholl Jr. wondered if it was a porch or a deck since it's covered. Secretary McGee will follow up on the question. Setbacks are good.

**A motion was made by Frank Lombardi to approve the 12'x23' deck/porch (covered) with the condition of finding out what the covered means, seconded by John Tholl Jr. All in favor, motion carries.**

**Chase, Mary Jane – 308 Parker Road, Tax Map 228 Lot 019:** To fully demo the Chase Barn Playhouse and to do a restoration on log cabin. The cabin will be raised 18" to 20" permanently and rotten logs will be replaced. New septic will be installed as original septic has failed. John Tholl Jr. hates to see the Chase Barn Playhouse torn down along with other Board members but understands. The new septic design will have to come before the Board.

**A motion was made by John Tholl Jr. to approve the application as presented with the condition that the septic design is brought before the board for approval, seconded by Tim O'Neil. All in favor, motion carries.**

**Voluntary Merger**

**Notice of Voluntary Merger Pursuant to RSA: 674:39-a:** Tri-County Community Action – 34 Jefferson Road, Tax Map 104 Lot 074,075 & 076. This merger will help with some of the issues of the driveway crossing lots.

**A motion was made by Frank Lombardi to approve the merger as presented, seconded by Alan Theodhor. All in favor, motion carries.**

**Review Correspondence:**

**Boulanger Consulting:** Stewart/Norvell property for potential subdivision – Old East Road, Tax Map 204 Lot 6 & 8. At the February 6, 2018 meeting the Board had asked several question: What was the true

Planning Board Meeting Minutes

March 6, 2018

6:30 PM

Page 5 of 5

purpose of the lot; If used for a purpose will a driveway be needed and if so where will the entrance be off Old East Road or the Norvell Driveway; Need dimensions of the lot, frontage etc. It was also noted that the assessor felt he could do one tax bill.

A response came in from Norvell's saying that the Stewarts want to ensure that no one else uses that property to build or change from the view and symmetry of the front view from the Stewart property. Since all this property (on both sides of Old East) had been part of the family farm in the past, the intent is to keep all of that intact under one owner/property. There is no intent to create an additional driveway there.

Frank Lombardi wondered if it could be called open space. Chairman Burns was concerned with future intent and if undeveloped now could someone in the future put a camper on lot. Chairman Burns recommended that if any change to the open lot would have to come back to the board. The formal preliminary plan with dimensions that was sent states a Boundary Line Adjustment if this is the way they are handling the transaction then the small .41 lot will become part of Lot 6 and wouldn't be a separate lot. At this time the Board had no further issues.

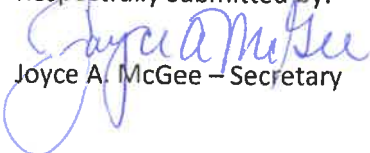
**Master Plan:** June Garneau was not present but provided the Board with a list of questions to address for Town Meeting day. Need members to work booth, raffle tickets, posters and table/chairs/easels.

**Other Correspondence:**

- 24<sup>th</sup> Annual Spring Planning & Zoning Conference – Saturday, April 28, 2018.
- Question: Matthews, 30 Union Street: If convert more of the downstairs into shop area would they need to come before the Planning Board. Answer: Yes, if it is more than the 25% of living space.
- Hands-On Web Soil Survey Workshop: March 21, 2018 from 9-12.
- Letter sent to Diefenderfer, Tax Map 241 Lot 23.02 – Land off Littleton Road: Asking what is the intent of use for the property. No response as of yet, letter dated 2/21/2018.

**A motion was made by John Tholl Jr. to adjourn the meeting at 8:15 PM, seconded by Alan Theodhor. All in favor, motion carries.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

Scott C. Burns - Chairman

