

Chairman Scott Burns called the non-public meeting to order at 6:00 PM.

**Non-Public Session:**

**A motion was made by Frank Lombardi to go into Non-Public Session at 6:00 PM pursuant to RSA 91-A:3, II (I): Consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present, seconded by John Tholl Jr. All in favor, motion carries.**

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

**A motion was made by Frank Lombardi to adjourn from Non-Public Session at 6:36 PM, seconded by John Tholl Jr. All in favor, motion carries.**

Chairman Scott Burns called the meeting to order at 6:36 PM.

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

**Public Present:** Sam Harris – Project Manager, Eversource; Lauren Cote – Project Services, Eversource; Catalina Celentano – Community Relations, Eversource; Jeremy Fenne – Eversource; Joseph Spearin – Eversource; Thomas Tetreau – Eversource; Paul Harris – Caledonian; Terry Lufkin; Edith Worcester and Lucy Gordon.

**Minutes:**

**A motion was made by Tim O’Neil to approve the April 13, 2021 meeting minutes as written, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

**Consultation:**

- 1. Keith Henderson re: Shipping Container Homes for use as Airbnb rentals:** Mr. Henderson was not present. **A motion was made by John Tholl Jr. to table the consultation, seconded by Tim O’Neil. All in favor, motion carries. TABLED**
- 2. Thomas Tetreau Environmental Scientist re: Eversource D142 Line rebuild project -** Catalina Celentano thanked everyone and introduced the members of the Eversource Project. At this time Lauren Cote, Sam Harris and Jeremy Fenne gave an overview of project (see attached).

**Questions asked:**

Frank Lombardi wondered if all the wires were going to be replaced or just the top wire? Eversource – All the wires will be replaced.

Tim O'Neil asked if there was a maximum height by law or can it be whatever? Eversource – FAA is 200' but no other requirements, the lower the structure the lower the cost.

Frank Lombardi stated that poles 1-9 is a viewpoint from Rte3 is the lowest tower height in the view area and wetlands? Eversource – We have gone through the design, height and the impact on the environment, have reduced height in certain areas and got poles out of the wetlands. Frank Lombardi asked if the cross arm was at the top of the height. Eversource – From the cross arm the two poles on each side will be 9', the old style the cross arm is at the top of the pole.

Tim O'Neil asked what is a Shovel Ready Project? Frank Lombardi stated that the Conservation Commission will be talking about this at their meeting tomorrow. Eversource – Shovel Ready Project could be preservation of a wetland's restoration; planning done on a piece of land; any project would need Army Core of Engineers and NHDES approval.

Chairman Burns asked if there were any more questions. Noise from the wires will that be increased? Eversource – Line voltage is not changing so shouldn't be affected. Chairman Burns thanked everyone for their time and presentation.

**Other Business:**

**Septic Design(s):**

**Romano, Joseph – 98 Kimball Hill Road, Tax Map 241 Lot 021:** Two septic systems need to be installed for this location, System #1: Is for the Kimball Hill Inn (10 bedroom House) and a 2 Bedroom Apartment; System #2: 1 Bedroom Apartment and 1 Bedroom Cottage.

Chairman Burns wondered about the Garage and which unit is it on the plan, he stated no living quarters should be in the garage and felt it couldn't be passed not knowing about the garage. If the garage is being hooked-in I will be a "nay". Other members also wondered which one was the garage as conditions had been put on a Development Permit in 2010. Secretary McGee will contact Septic Designer Cathy Conway to attend the next meeting on Tuesday, May 11, 2021. **A motion was made by John Tholl Jr. to table the application, seconded by Tim O'Neil. All in favor, motion carries. TABLED**

**Johnson, Barrett & Danielle – 6 Stiles Farm Road, Tax Map 233-043:** This is an amended septic design as the house was slightly moved and the septic tank placed closer to the house. Building setbacks still comply. No concerns from the Board. **A motion was made by Frank Lombardi to approve the revised Septic Design as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Driveway(s):**

**Rodrigues, David & Rodrigues, Mary – 0 Anna Drive, Tax Map 102 Lot 023:** To construct a 12' wide driveway off of Anna Drive. Tim O'Neil wondered what the minimum width is. The Director of Public

Works would address this and he signed off on it. **A motion was made by Frank Lombardi to approve the Driveway Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

**Monsini, Christopher – 127 Hazen Road, Tax Map 225 Lot 009:** To construct a 20' wide driveway off of Hazen Road, purpose will be recreation. DPW has signed off, yes. **A motion was made by Frank Lombardi to approve the Driveway Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Demolition:**

**Brandi, Charles & Barnes, Carl – 66 Pierce Road, Tax Map 241 Lot 088:** To remove and demolish house and shed only, leaving garage. **A motion was made by Frank Lombardi to approve the Demolition Application as submitted, seconded by Tim O'Neil. All in favor, motion carries. APPROVED**

**Development Applications:**

**Gordon, Ken & Lucy – 37 Burns Lake Road, Tax Map 241 Lot 034-M5:** Mrs. Gordon was present. Chairman Burns stated this was to replace an existing one bedroom travel trailer with a park model trailer. Just about the same foot print about 1' difference, this is a one bedroom with a loft. Septic is still designed for more than what is there. John Tholl Jr. asked what the height is? Mrs. Gordon responded 13.6'. **A motion was made by John Tholl Jr. to approve the Development Application as submitted, seconded by Frank Lombardi. Chairman Scott Burns will be abstaining from this vote. All in favor, motion carries. APPROVED**

**Johnson, Barrett & Danielle – 6 Stiles Farm Road, Tax Map 233 Lot 043:** To revise Permit #2021-020 as follows: 10'x12' shed to a 12'x16' shed, setbacks still met. **A motion was made by Frank Lombardi to approve the revision of the shed as submitted, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

**Herzog, Vicki – 226 Hazen Road, Tax Map 225 Lot 015:** To replace existing shingle roof with a metal roof. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Alan Theodhor.** Tim O'Neil asked why an application, is it because of different material? The answer is "yes". **All in favor, motion carries. APPROVED**

**Paul, David – 127 Elm Street, Tax Map 219 Lot 002:** To put in a 20'x32' above ground swimming pool with an attached deck. Tim O'Neil wondered if there are any life safety regulations or anything else to consider. Chairman Burns stated, it's not a pool that is taken down each year and then put up so a permit is needed. The question came up if the pool should break where would all the water go? The land slopes downward, drainage would be to the back of the property. **A motion was made by Tim**

**O'Neil to approve the Development Application as submitted, seconded by John Tholl Jr. All in favor, motion carries. APPROVED**

**Jounakos, Theodore – 11 Rigazio Lane, Tax Map 255 Lot 020:** To build a 14'x24' screened in porch on existing building. **A motion was made by Frank Lombardi to approve the Development Application as submitted, seconded by Tim O'Neil.** Chairman Burns stated he would like to see the setback measurements put on the application. **All in favor, motion carries. APPROVED**

**Gooden, Ronald & Rosalee – 160 Jefferson Road, Tax Map 226 Lot 092:** This is for a new 36'x26' three - bedroom Cape with attached 24'x26' Garage and a 5'x36' front porch. Secretary McGee advised the house that was on this lot burned down August 2017. The Board wondered how many bedrooms the septic was for and if it needs to be re-inspected before use. The driveway is off of a State Road looks like two entrances more information is needed, Secretary McGee will contact the State. The Absolute Criteria and Single-Family Criteria were filled out. **A motion was made by John Tholl Jr. to table the Development Application until next week as more information is needed on the septic and driveway, seconded by Tim O'Neil. All in favor, motion carries. TABLED**

**Weathervane Theatre – 389 Lancaster Road, Tax Map 217 Lot 003:** To construct an outdoor 12'x18' stage with 2' cement legs to keep off ground. The location will be behind the scene shop. Tim O'Neil wondered about having outdoor entertainment and concerns with the noise. Chairman Burns wondered if the abutters needed to be notified. Is it at night or during the day? Would there be lighting if at night? Secretary McGee did advise them they should check with Chief Ross on safety and she as well told Chief Ross. Tim O'Neil wondered how long the performances were? Chairman Burns wondered where the exact location of the stage would be. What is the use? A lot of questions need to be answered before approving. **A motion was made by Frank Lombardi to table the Development Application until further information was received, seconded by Alan Theodhor. All in favor, motion carries. TABLED**

**90 Union Street –** Mark Lufkin wanted to know if he could add a shed on to his existing Development Permit. Chairman Burns stated if it's not depicted on the application then another one needs to be filled out. Frank Lombardi stated that you just can't add to a permit, you can adjust a size or location but if it's not existing on the permit then a new application. Secretary McGee will advise Mr. Lufkin.

**Correspondence:**

**-OSI Spring 2021 Planning & Zoning Conference:** Saturday, May 15, 2021 Secretary McGee will send out the agenda. Chairman Burns is interested in attending.

Planning Board Meeting Minutes via Zoom

May 4, 2021

6:00 PM

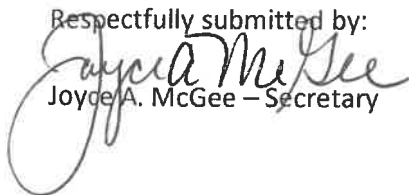
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**-Industrial Tower and Wireless:** Bond Continuation Certificate received (see file 101-017.4). This is a yearly certificate.

**-Currier, Stephen – Tax Map 102 Lot 103:** Camper has been removed.

**A motion was made by John Tholl Jr. to adjourn the meeting at 8:20 PM, seconded by Tim O'Neil. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman