

Planning Board Meeting Minutes (Teleconference via Zoom)

September 1, 2020

6:30 PM

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Chairman Scott Burns call the meeting to order at 6:38 PM.

Members Present: Scott Burns – Chairman, Peter Corey – Selectmen’s Rep., Tim O’Neil, Alan Theodhor, Steve LaRoza – Alternate and Joyce McGee – Secretary.

Members Absent: Frank Lombardi

Public Present: Frank Mai, Michael Wright, Terri Lufkin and Dennis and Linda Streeter.

Chairman Burns appointed Steve LaRoza as a voting member.

Minutes: A motion was made by Peter Corey to approve the August 11, 2020 meeting minutes as written, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

Consultation: Langell, Farnham & Maria (Frank Mai) – 21 Fairway Lane, Tax Map 217 Lot 014 re:

Subdivision. Frank Mai – Realtor was present to advise the Board that Mr. Langell is looking at subdividing his property into two lots, currently the lot is 2.52 acres. The house lot to the left of Fairway Lane would be one lot and the land on the other side of the road to the right would be another lot. Peter Corey mentioned that the road is private. The Board had no issues with lot being subdivided. Mr. Mai thank everyone for their time.

Consultation: Harris Sr., Richard – Northwoods Estates, Tax Map 217 Lot 019.19 and 019.20:
CANCELLED

Other Business:

Septic Design(s):

Streeter, Dennis & Linda – 188 Lancaster Road, Tax Map 219 Lot 054: Septic Design for a proposed 3-Bedroom house. The Streeter’s were present via Zoom. Home to be on Town Water per owner. A motion was made by Peter Corey to approve the Septic Design at 188 Lancaster Road as shown on plan, seconded by Steve LaRoza. All in favor, motion carries. **APPROVED**

Development Permit(s):

The Streeter’s also submitted a Development Application for 188 Lancaster Road.

To place a 28’x36’, 2-Story Modular Home on said lot. Town water and private septic.

The Board went through the Absolute Criteria and Single Family Home Criteria. Building height to be under 35’, Town water pending, Driveway permit from State of NH – DOT and an approval for a variance from the Zoning Board to build the driveway closer than the allowed 10’.

A motion was made by Alan Theodhor to approve the Development Application as presented, seconded by Tim O'Neil. All in favor, motion carries. APPROVED

Streeter, Dennis & Linda – 187 Lancaster Road, Tax Map 219 Lot 029: Mr. Streeter stated that due to COVID he will need to temporarily enclose the screened in porch to create additional seating during the fall/winter to stay open. A heat source will be used in the fall/winter; foam insulation to be added; and removable panels to go over screens. The Fire Chief has been contacted regarding proposed changes per owner. **A motion was made by Tim O'Neil to approve the Development Application as presented, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Septic Design(s) continued:

Souza, Antone – 347 Old East Road, Tax Map 207 Lot 003.1: Septic Design for a proposed 3-Bedroom house. No concerns. **A motion was made by Peter Corey to approve the Septic Design at 347 Old East Road as shown on plan, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Robert Stiles Revocable Trust – 11 Freds Way, Tax Map 101 Lot 017.1: Septic Design for a proposed storage/shop garage. Peter Corey wondered where the water was coming from, the plan shows an existing well on the adjacent lot owned by Mr. Stiles. **(APPROVED BY CHAIRMAN SCOTT BURNS ON 8/25/20).**

Doumas, Steven – 36 Old East Road, Tax Map 216 Lot 018: Revised Septic Design as house location on previous plan needed to be moved. **(APPROVED BY JOYCE MCGEE – CODE ADMINISTRATOR ON 8/21/20).**

Driveway Permit(s):

Beane, Craig – 446 Lancaster Road, Tax Map 217 Lot 008 re: Ice Cream Trailer: A letter from NHDOT had been received stating that Mr. Beane did not need a Change of Use for the driveway off of Rte 3 (see Property File). The Board was advised that the Ice Cream Trailer was in operation on Thursday, Friday and Sunday from 1:00 PM – 8:00 PM and that State Health permits were in order, per Fire Chief Ross's inspection.

Tim O'Neil wondered what type of licensing was needed from the Town. Peter Corey felt that in this case the land had been modified to expand parking without a permit, no change of use was done when RV repair business expanded to sales. Peter Corey would like to see a Change of Use done so that abutters can voice any concerns they have, Chairman Burns agreed. A letter will be sent to owner for a Change of Use.

Development Permit(s):

Corey, Peter – 38 South Whitefield Road, Tax Map 231 Lot 039: At this time Peter Corey recused himself as application was for his property. Mr. Corey stated that 26 solar modules were to be installed on house roof, no change in footprint. Tim O'Neil wondered about glare issues for planes approaching Airport 3.5 miles away. Steve LaRoza felt the Airport land was pitched to the southeast so should have no issues. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Holmander, Dave – 8 Main Street, Tax Map 103 Lot 121: To do general interior repairs and renovations to building, no structural changes. Fire Chief Ross is aware of the changes to make sure Health and Safety Codes are met. Tim O'Neil felt it was still within the same use so no issues, everyone agreed. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Alan Theodhor. All in favor, motion carries. APPROVED**

Tarantino, Robert & Janet – 16 Ellies Lane, Tax Map 241 Lot 034-M11: To extend open porch 4'x5' with roof panels, lake side of house. Peter Corey wondered if this would require a Low Impact Shoreland Permit from NHDES, and felt it should be tabled until further information was received. The Board agreed. **A motion was made by Peter Corey to table the application until more information is received from NHDES if a permit is required, seconded by Steve LaRoza. All in favor, motion carries. TABLED**

Secretary McGee will contact owners.

Wright, Stephen & Tina – 395 Old East Road, Tax Map 207 Lot 016: To place a 13'x 20' shelter logic on property. Setback are met. **A motion was made by Tim O'Neil to approve the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED**

Kelliher, Stephanie – 148 Bray Hill Road, Tax Map 214 Lot 023: To put up a 10kw solar array with 24 solar panels on 2 racks, each rack is 20' long by 14' wide. **A motion was made by Peter Corey to approve the Development Application as submitted, seconded by Steve LaRoza. All in favor, motion carries. APPROVED.**

Correspondence:

-NHDES provided a template to be used if a property has experienced an expansion of use by adding a/ several bedroom/s to dwelling. The Board would like Chief Ross to follow-up with this template for 30 Memory Lane as the Health Officer. Secretary McGee will advise.

-Harris Sr., Richard (Tranquility Lane) provided the Board with an Alteration of Terrain Sketch Plan showing the area that has been altered. Board was satisfied with the plan (See Property File).

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-Towle, Larry (834 Littleton Road) provided the Board with a letter explaining that all he has been doing on his lot is clean-up work. The Board is glad that he recognizes that Whitefield does have a permit process. A letter will be sent thanking Mr. Towle for his time (See Property File).

-Letter from Town of Carroll regarding 151' tall lattice style telecommunication tower (See attached). Board wondered when the next meeting is as a possibility that the tower will be seen from Rte 3 and Colby Road area and was a balloon test going to be done. Secretary McGee will check to see where the applicant is in the process (see attached letter).

-Tara Bamford, Community Planning Consultant sent a letter/resume' offering her services.

-Tim O'Neil and Steve LaRoza attended a webinar regarding Short-term Rentals. The Board was sent the webinar for review. Both members felt it was good to listen to and will share their notes with the Board.


Question:

Does a storage unit/container need a permit? (Yes) Tim O'Neil stated some are temporary and some can be moved around. Scott Burns stated that they are no different than a metal shed. Peter Corey stated that people don't appreciate looking at them. Steve LaRoza, whether rental or bought should require a permit. Tim O'Neil wondered what they fall under. Peter Corey they are unsightly and are popping up everywhere. Do they get taxed? Secretary McGee reviewed a tax card and they are taxed. Everyone agreed that they would require a Development Application.

A motion was made by Peter Corey to adjourn the meeting at 8:13 PM, seconded by Steve LaRoza. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee
Secretary


Scott C. Burns
Chairman