

Planning Board Meeting Minutes

February 3, 2020

6:00 PM

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Chairman Scott Burns called the meeting to order at 6:01 PM.

Members Present: Scott Burns – Chairman, John Tholl Jr., - Selectmen’s Rep., Alan Theodor, Tim O’Neil and Joyce McGee – Secretary.

Members Absent: Frank Lombardi, Peter Corey – Selectmen’s Rep. and Steve LaRoza – Alternate

Public Present: None

Chairman Burns opened the Public Hearing @ 6:01 PM and read the following:

Town of Whitefield
Planning Board

Final Public Hearing Notice

Pursuant to RSA 675:3 and RSA 675:7, the Whitefield Planning Board will hold a public hearing on:

Monday, February 3, 2020 at 6:00 p.m.
Whitefield Town Office - 56 Littleton Road, Whitefield NH

Tim O’Neil read the proposed amendments:

To review proposed amendments to the Whitefield Development Code as follows:

- Amend Article XIII, Absolute Criteria for All Development, Section 6.29 regarding setbacks
- Addition of a new Appendix IX, establishing a new Village District with reference map
- Correct typographical errors and obsolete references
- Amend Articles V and VI to clarify that the criteria and restrictions of the various Appendices apply to all development as appropriate
- Amend Article XIII, Absolute Criteria for All Development, by adding a new Section 6.35 with frontage requirements and amend Article VII, Procedures, to require frontage information with applications
- Amend Article XIV, Activity: Commercial, to add to and clarify uses classified as commercial and incorporate additional uses into parking requirements
- Amend Article XVII, Activity: Residential to expand examples in Section 10.1, definition of residential uses, and amend Section 10.2 to incorporate manufactured housing parks

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- Amend Appendix I, Definitions, to combine some existing definitions, delete obsolete definitions, amend definitions of dwelling, lot, and residential use, change modular to pre-site built, and add definition of short-term rentals

A full draft of amendments can be picked up at the Town Office, located at 56 Littleton Road, and online at Whitefieldnh.org.

No changes or comments were made.

Chairman Burns closed the final public hearing at 6:04 PM.

A motion was made by Alan Theodhor to approve the final proposed Development Code amendments for the 2020 Town meeting as written, seconded by Tim O'Neil. All in favor, motion carries.

The Board reviewed the warrant articles for the proposed amendments (see attached), no changes were made. Each article will be voted on during the day with Yes/No boxes. The Board felt a display board and pamphlet should be done to explain each article. Secretary McGee will work on this.

Selectmen's Rep. John Tholl Jr. had to leave.

Minutes: A motion was made by Tim O'Neil to approve the minutes of January 14, 2020 as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

Other Business:

Development Permit(s): Tarantino, Robert & Janet – 16 Ellies Lane, Tax Map 241 Lot 034-M11: To replace existing front porch (7'x6') with same dimensions and to add a roof over said porch. A motion was made by Alan Theodhor to approve the application as submitted, seconded by Tim O'Neil. All in favor, motion carries.

Correspondence:

-Secretary McGee advised that the Board of Selectmen have addressed one of the enforcement issues. Per owner a licensed septic installer will be reviewing system at 398 Parker Road in the spring, all work has stopped.

-The Summit has requested to increase current licensed beds by 40, Chairman Burns signed State form on 1/30/2020.

-A response letter received on behalf of Melhem Enterprises Retreats, LLC with reference to their properties to continue as residential, as it was with prior owner. The Board has concerns with over use of the septic, health & safety of Burns Lake and new lighting which should be downward to meet dark

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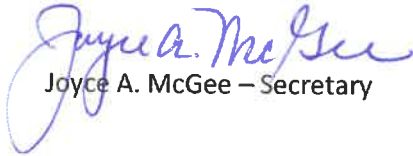
sky standards. The Board would like to express their concerns a draft letter will be done for the next meeting.

-Secretary McGee advised that the National Flood Insurance standards that are in the town's Development Code are fine and don't have to be a stand-alone ordinance. A review of the standards will be done.

Next meeting will be February 18, 2020 at 6:30 PM.

A motion was made by Alan Theodhor to adjourn the meeting at 6:48 PM, scoded by Tim O'Neil. All in favor, meeting adjourned.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott C. Burns - Chairman

2020 Proposed Zoning Amendments – Warrant Articles

Article __. Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board for the town zoning ordinance as follows: To amend Article XIII – Absolute Criteria for All Development, Section 6.29 to change the minimum setback for driveways to 10 feet from side property lines and remove reference to downtown area?

Article __. Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: To add a new Appendix IX to the end of the Code, establishing the Village District as a special zoning district and to adopt a new Zoning Map outlining this District, in which development will be subject to all other parts of the Code but the minimum setback will be 10 feet?

Article __. Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board for the town zoning ordinance as follows: To amend Appendix II – Open Space Conservation & Development Criteria, Section III, to correct an obsolete reference, and to amend Appendix IV, Airport Development Criteria, Section II, to correct a typographical error?

Article __. Are you in favor of the adoption of Amendment No. 4 as proposed by the planning board for the town zoning ordinance as follows: To amend the introductory paragraph of Article VI – Development Criteria to clarify that the provisions of the various Appendix sections also apply to development applications as appropriate, and to amend the introductory paragraph of Article V – Process for All Development to incorporate all Appendix sections?

Article __. Are you in favor of the adoption of Amendment No. 5 as proposed by the planning board for the town zoning ordinance as follows: To amend Article XIII – Absolute Criteria for All Development by adding a new Section 6.35 requiring street frontage of at least 75 feet and to amend Article VII – Procedures, Section 3.2, 3.3 and 3.4 to require length of frontage in applications?

Article __. Are you in favor of the adoption of Amendment No. 6 as proposed by the planning board for the town zoning ordinance as follows: To amend Article XIV – Activity: Commercial by adding bed and breakfast, boarding and rooming house, and short-term rentals to the definition of commercial activities in Section 7.1, and to add those uses to the parking criteria in Section 7.2?

Article __. Are you in favor of the adoption of Amendment No. 7 as proposed by the planning board for the town zoning ordinance as follows: To amend Article XVII – Activity: Residential by adding apartment building and manufactured housing park to the definition of residential uses in Section 10.1, and to add provisions regulating manufactured housing parks to the criteria in Section 10.2?

Article __. Are you in favor of the adoption of Amendment No. 8 as proposed by the planning board for the town zoning ordinance as follows: To amend Appendix I, Definitions, by consolidating and clarifying the definitions of “hotel/motel” and “time-shared unit” and provide that they are not residential uses; to clarify the definition of “commercial use”; to amend the

definition of "dwelling" as having a minimum of 400 square feet and to exclude recreational vehicles from the definition; to incorporate frontage requirements in the definition of a "lot"; to clarify the definition of "manufactured home" as including those within manufactured home parks or subdivisions; to change definition references from "modular home" to "pre-site built home" to be consistent with State law; to amend the definition of "residential use" to make it consistent with State law and to clarify that short-term rentals are not residential uses; to add a definition of "short-term rental"; and to delete definitions of "condominium/hotel" and "modular home", each of which are being replaced by other terms?