

Planning Board Meeting Minutes (Work Session)

February 2, 2016

6:30 PM

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Chairman Scott Burns called the meeting to order at 6:30 PM.

Members Present: Michael Carifio – Alternate, John Tholl Jr., Alan Theodhor – Alternate, Frank Lombardi, Scott Burns – Chairman, Everett Kennedy, Mark Lufkin – Selectman Rep. and Joyce McGee – Secretary.

Public Present: Richard Harris Sr., and Richard Harris Jr.

Minutes:

A motion was made by Everett Kennedy to accept the December 1, 2015 CIP minutes as written, seconded by Alan Theodhor. Frank Lombardi updated the Planning Board that when he presented the CIP Committee recommendations to the Board of Selectmen they advised him that the grader for the Highway Department had one more year left on the lease agreement. So the recommendation for Highway Department went up. No changes to the minutes. All in favor, motion carries.

A motion was made by Everett Kennedy to accept the January 12, 2016 minutes as written, seconded by Mark Lufkin. It was noted that two changes to spelling of Burn to Burns and Lombardi to Lombardi. All in favor, motion carries.

Review Public Hearing Information:

#591 – Board looked at the plan submitted for a 2-Lot Subdivision on Tax Map 101 Lot 018. Selectman Lufkin explained that the Town received a grant to install an above the ground booster pump station for the Town. The current pump station located in front of the Chinese restaurant is underground and will be disconnected once the other pump station is on line.

Chairman Burns reminded the board that there is a drainage agreement with the Birard's, who are abutters to the project and he wants to know how this would impact the drainage issue.

Selectman Lufkin stated that Robert Stiles will be donating the land to the Town. The pump station needs to be at the right elevation to provide more pressure/volume to the Route 3 North area.

The issue with how many more services can be hooked on to the system was brought up. The Selectmen received a letter from Horizon Engineering but still were unclear from what was in the letter so they have asked them to come and speak again to the Board of Selectmen.

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Chairman Burns asked about the distance between the Liquor Store and the Lot, it looks like about 20'. Frank Lombardi said it needs to fit into the street scape of the area. Chairman Burns would like to know where the building will sit on the parcel. Since this is a municipal project no other concerns were raised at this time.

Secretary McGee stated that two representatives from Horizon Engineering will be at the public hearing to present the plan.

#592 – The Board looked at a Lot Line Adjustment plan submitted for Tax Map 218 Lot 50 & 51. Lot 050 is currently .70 of an acre and would become 5.5 acres. The driveway permit for this lot was brought up by Selectman Lufkin stating that PWD Shawn White requested an updated permit because of a change of use from a single access to a multiple access this permit was tabled at the January 12th meeting.

#593 – The Board looked at a Lot Line Adjustment plan submitted for Tax Map 218 Lot 51.1 and 053. The entire 2.15 acre lot for Lot 51.1 will be added to Lot 053. Lot 053 will become 7.35 acres and Lot 51.1 will no longer exist.

#594 – The Board looked at the Preliminary Master Plan for Tax Map 218 Lot 050, 051 & 053 for an expansion of use to existing Mobile Home Park.

Chairman Burns counted 9 homes instead of 10 homes as indicated in prior minutes. Frank Lombardi still is concerned with the existing subdivision and what the status of the plan is for the lots. Could it be revoked? Mr. Harris had stated in prior minutes that he might want to sell them.

Each member received copies of material regarding a wetlands complaint for said project.

Chairman Burns asked if there was any word from NHDOT, Secretary McGee stated that she had not heard from Mr. Beaulieu but would e-mail him. Chairman Burns stated that the State likes to know if there are any changes within town to notify them to see if it impacts them.

Secretary McGee advised the Board to look at Page 8-10 of the CDG to get an understanding of the procedure for the Preliminary Hearing and that the plans are at the office if they wanted to look at them again.

CDG- Update:-Reviewed information regarding updating CDG (Comprehensive Development Guide):
The Board had received information on items that should be addressed in the CDG from Attny. Fillmore.

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She would like some kind of direction from the Board so she can move forward in drafting an amendment. Chairman Burns would like to see something on Cell Towers.

Other Business:

Development Permit(s):

-The National Guard is looking at building a hangar at the airport and was wondering what they needed to do. Board advised Secretary McGee that they would need a development permit.

-The Morrison contacted Secretary McGee to see if a reduction in the floor plan for their Assisted Living project could be done administratively. After reviewing the CDG Secretary McGee read section VII: Procedures (d) 6 – Final Plan: This section allows for changes to a final plan. Minor changes to a final plan may be approved administratively by the Planning Board. Such changes may be authorized without additional public hearings. Since it is a reduction of the floor plan it didn't fall under the major change category see (d)7. Secretary McGee will notify Roxie Severance at the Morrison to come to the March 9th meeting at 6:00 PM with an updated plan.

The following permits were approved by Chairman Burns on 01/19/2016:

-**Scalley, David - Map 103 Lot 060 – 11 Main Street:** To demo existing green building and hardware store at said location. Condition: Need to follow DES Rules and Regulations regarding asbestos.

APPROVED

-**Scalley, David - Map 103 Lot 059 – 9 Main Street:** To demo a red shed at said location. Condition: Need to follow DES Rules and Regulations regarding asbestos. **APPROVED**

-**Goodwin, John & Linda – Map 104 Lot 039 – 17 Park Street:** To renovate existing kitchen at said location. **APPROVED**

-Secretary McGee notified the Board that Wayne Skillin had not complied with a letter sent on 12/1/2015 regarding a home being placed on Map 233 Lot 049. The Board would like the Board of Selectmen to write a letter. Selectmen Lufkin will advise.

Other Correspondence:

-NHDES Wetlands and Non-Site Specific Permit 2015-2016 for WMRHS, Map 208 Lot 2 (See property file).

-NHDES Name Change for Map 233 Lot 021- Gravel Pit (See property file).

-22nd Annual Spring Planning and Zoning Conference – April 23, 2016: More information to follow.

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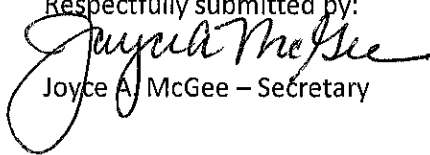
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-Frank Lombardi spoke to the Board on sending a letter to the NH Site Evaluation Committee regarding petitioning the Committee to intervene in the Northern Pass. (See attached letter). **A motion was made by Frank Lombardi to send the attached letter on behalf of the Planning Board second by Everett Kennedy. All in favor, motion carries.**

Adjournment:

A motion was made by John Tholl Jr. to adjourn the meeting at 7:45 PM, seconded by Everett Kennedy. All in favor, motion carries.

Respectfully submitted by:


Joyce A. McGee – Secretary


Scott Burns - Chairman

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218 PARCEL 48: