

PLANNING BOARD

June 10, 2015

APPROVED as amended & clarified:

6/24/15__jrl_____

AGENDA: 15SUB01 SUBDIVISION: CHRISTOPHER M. & ASHLEY L. DOLLOFF,
101 Peaked Hill Road, #222-011

PCC: TRICIA & BOB POOLE

PCC: JEFF SHACKETT

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Betsy Schneider
(Sel. Rep.), Debbie Denning, Clay Dingman, Steve Favorite, Betty Seeler

ABSENT: Paul Manganiello (Sel. Rep. – death in the family)

OTHER: Michael Capone (Town Administrator), Colin Brown, Ashley & Chris Dolloff,
Barbara Greenwood, Jeff Shackett, Alan Barnard, John Sellers

The meeting opened at 7:00 p.m. with a quorum.

SUBDIVISION: CHRISTOPHER & ASHLEY DOLLOFF/COLIN BROWN

The secretary read the application, list of abutters notified, and where the hearing was advertised. She stated that there were no calls or written responses to this case.

Mr. Brown, surveyor representing the Dolloffs, stated that this is to be a 2-lot subdivision. The lot has 5.43 acres and is to be divided into one 2-acre and one 3.43 acre lots. There is to be a 50' right-of-way from the present driveway and over the Dolloff lot. The State subdivision approval has been done.

The Board addressed the checklist. There were 2 waivers asked for: one for topography at 5' intervals instead of 2' and one for conditions on adjacent lots. The Board determined that these requests were reasonable.

C. Dingman made a MOTION, second by D. Denning, to APPROVE THE TWO WAIVERS. The motion CARRIED.

Mr. Paradis asked about a drainage plan, stating that it is still a steep slope. Mr. Dingman agreed. The Board then questioned why the Variance was needed and, after looking at it, determined that it covered everything. Mr. Dolloff added that he intends to comply with everything. Mr. Brown asked if the Board would accept with a condition. Ms. Seeler said that Zoning should cover this and Mr. Dolloff added that it is their intention to follow Article IV, 4.17 of the Zoning Ordinance and will hire a reputable contractor.

-2-
Planning Board Minutes
6/10/15

DOLLOFF SUBDIVISION continued:

C. Dingman made a MOTION, second by E. Seeler, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

With no other questions from the Board, Ms. DeStefano asked for public comment. John Sellers, abutter, stated that he approves the project.

Mr. Favorite asked if the right-of-way/driveway also went to the abutting property and was told that it does.

S. Favorite made a MOTION, second by E. Seeler, to APPROVE THE SUBDIVISION OF CHRISTOPHER AND ASHLEY DOLLOFF AS PRESENTED. The motion CARRIED and the plans and Notice of Decision was signed.

PCC: TRICIA AND BOB POOLE

Mrs. Poole stated that they purchased the house at 43 Central Street. There is a right-of-way, through their driveway, to the rear of Charlie Reynolds' property. She understands that the previous owner also had problems over the right-of-way. The Poole's have had a survey done to determine their property lines. Mrs. Poole parks in the town right-of-way (with the Highway Superintendent's okay) and Mr. Poole parks in back of the house instead of in the driveway. Apparently they have 1/2 of the driveway/right-of-way and Mr. Reynolds has the other 1/2. The Police suggested that the Poole's put up a gate, which they did, and it was vandalized. We cannot prove who did it. They have now put up cameras and things have been quieter. In reading the minutes of Mr. Reynolds Site Plan, there was supposed to have been an agreement done and a driveway permit, as well. The Poole's could find nothing on either. There was also to be lighting which is not there. Mrs. Poole added that many people park in the town parking lot on Central Street and walk up the right-of-way to the auction. When they leave, it is dark and they are concerned about safety as there are many ruts. Mr. Reynolds does not maintain it. Mrs. Poole asked where she can go from here.

The Board asked when the Site Plan was done and was told 1997. As the Board has no jurisdiction for enforcement and many years have gone by. Ms. DeStefano had researched the deeds and stated that both include the right-of-way. She advised that the Poole's consult an attorney. Mrs. Poole stated that she has and was advised to try to talk with Mr. Reynolds. Mr. Capone stated that he spoke with Mr. Reynolds a while ago and Mr. Capone asked if the right-of-way preceded the Site Plan. He was told that it did. Mr. Capone then stated that this would have to be resolved civilly in that case. Mr. Favorite recommended that they get copies of tonight's minutes in case they are needed.

Planning Board Minutes
6/10/15

PCC: JEFF SHACKETT/ALAN BARNARD

Mr. Barnard (surveyor representing Mr. Shackett) presented rough copies of a proposed plan and the previous Subdivision plan that was approved. He pointed out the 11 units that were approved and continued to say that #2, 3, 4, and 5 have been constructed. Mr. Shackett would now like to eliminate units #6 through 11 and subdivide the house, with 1.2 acres, from the rest of the property. There are septic systems for #2 through 5 with a back-up system. They intend to re-do the State Subdivision approval.

The Board asked why Mr. Shackett wished to do this and Mr. Shackett answered that the house has not sold and the original units surrounded the house but now will be away from it. Each unit costs \$300,000 each to build. He wishes to turn the condo property over to the owners and just keep the house. Mr. Barnard stated that they have shared access which will remain and he will ask waivers on items that were on the previous subdivision.

MINUTES OF MAY 27, 2015: The following amendments and clarifications were made. Page 3, NEW BUSINESS, 1st and 2nd line, delete the sentence beginning "He noted that..." and replace with "There will be a page on the town web site that gives more information on the banners."

C. Dingman made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with 2 abstentions.

COMMUNICATIONS:

There was a DES approval for subdivision of land for Ashley and Christopher Dolloff, 101 Peaked Hill Rd., #222-011, a DES acceptance of permit application and approval of construction of a sewage disposal system for Rebecca Herr, 42 Hector Lane, #104-117, a DES Wetlands Permit for Tom Lincoln/John & Kristen Sullivan, 55 Arrowhead Point Rd., #103-005, and a DES Shoreland Permit application for Kane and Sharon Lorah, 53 Silver Shores Drive, #111-014. The Board then went over a list of items that the Land Use Officer is looking into and that might come to the Board in the future: Newfound Bed and Breakfast, Pawn Shop, Newfound Creamery, 69 Akerman Rd., and Frosty's Corner. Also, Fred Eichmann has asked about redoing the office at Bristol Shores. They wish to demolish the present building and replace with an I-shaped one. They will be told that they need to amend their Site Plan. As to the Newfound Creamery, they wish to have a BBQ smoker and the ice cream. There are to be 3-5 picnic tables, beer and wine, and live music. Ms. DeStefano stated that they should come in to the Planning Board for a PCC.

Planning Board Minutes
6/10/15

REPORTS:

HDC: Mr. Dingman stated that they are working on the addition to the Master Plan Historic Resources chapter. He added that Mike IZard did a pretty good job based on the State changes asked for. The Commission would like data tied to property records and to look into notification of the Commission on demolitions.

SELECTMEN: Ms. Schneider stated that there were about 30 people at the Old Town Hall meeting. They were divided into 4 groups to do a SWOT (Strength, Weakness, Opportunities, and Threats). A team of about 11 people were formed as Friends of the Old Town Hall. Ms. DeStefano mentioned the re-stripping of the Downtown and noted that more people are using the parking spaces now.

CIP: The June 16th meeting has been canceled.

OTHER:

The 47th annual meeting of LRPC will be held June 29th if anyone is interested.

There will be an economic summit, with Geoff Sewake, UNH Coop. Extension. On June 16 at 7:00pm, here at the town office meeting room. This is primarily for business people.

NEXT MEETING: Our next meeting will be held June 24th at 7:00 p.m. Ms. DeStefano has asked Mike IZard to attend but has not heard back yet. For Zoning amendments, we are to address Solar Panels and also sign lighting.

With no other business before the Board, the meeting adjourned at 8:22p.m.

Respectfully submitted,
Jan Laferriere, recording secretary