

PLANNING BOARD MINUTES
December 14, 2016

APPROVED as amended and clarified:
1/11/17__jrl_____

AGENDA: 16SUB02, CONT. SUBDIVISION: MICHAEL F. SHARP REV. TRUST/BRANDY V.
GUYOTTE/MICHAEL F. SHARP, 160 Jenness Hill Rd., #209-013, -014, -015
PCC: RALPH & JOANNE PAOLETTA, W. Shore Rd., #108-037
PCC: MAYHEW, INC./IVAN QUINCHIA, 293 W. Shore Rd., #104-001

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite, Dan Paradis

ABSENT: Elizabeth Seeler (excused)

OTHER: Colin Brown, Ralph & Joanne Paoletta, Ivan Quinchia

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

CONT. SUBDIVISION: MICHAEL F. SHARP REV. TRUST/BRANDY V. GUYOTTE & MICHAEL F. SHARP
Mr. Brown, surveyor, presented the final plans. He explained that the subdivision is on Jenness Hill Rd. where the owner is changing 3 lots to 4 lots. The State approval has been received (the secretary had received a copy for the file). Mr. Brown stated that Mr. Favorite had come out to check the retention pond.

Ms. DeStefano went through the list of waivers that the Board had accepted previously. These are listed on the revised plan. Mr. Dingman asked if any other changes had been made to the new plan beyond the ones the Board had requested and Mr. Brown answered that there were not.

C. Dingman made a MOTION, second by P. Manganiello, to ACCEPT THE MOTION AS COMPLETE. The motion CARRIED.

C. Dingman made a MOTION, second by S. Favorite, to APPROVE THE SUBDIVISION AND LOT LINE ADJUSTMENT FOR MICHAEL F. SHARP REV. TRUST AS PRESENTED. The motion CARRIED.

The plans, mylar, and Notice of Decision were signed.

PCC: RALPH & JOANNE PAOLETTA

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but they will give the best answers based on what is presented. She cautioned that they should not fund anything based on what is said this evening either.

Mr. Paoletta explained that they own cottage #36.020 in Newfound Sands and would like to purchase and build on lot #108-037 which is next door. Andy O'Hara owns lot #37 and is willing to sell it if access can be found. The sister-in-law has lot #38 and apparently there is a family feud so they cannot get access through that lot. He asked about a variance and was told by the Board that frontage on an approved road or subdivision road is State Law, which we cannot do anything about. Mr. Favorite asked

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PAOLETTA PCC continued:

if they have spoken with the owners of lot #39 and were told that they have not. Mr. Favorite suggested that they look at the deed to see if there is access. Mr. Paoletta stated that when lot #38 became a condo association, Mr. O'Hara's right-of-way went away. The Board felt that this means it was a verbal right-of-way only. Mr. Dingman felt that they would need to carve off frontage from #39 and ask for a variance for the amount of frontage or else Newfound Sands could purchase the lot. Ms. DeStefano advised that they speak with a Land Use Attorney. When it was suggested that perhaps an easement could be gotten from lot #39, Ms. DeStefano felt that that would open up problems for that lot. Mr. Manganiello felt that this has hardship as the lot is landlocked. After much discussion, the secretary was asked to pull out the Newfound Sands Site Plan to see if the entries come under a subdivision category. The Board felt that there may be a possibility there. The Paoletta's said that they are not in a big hurry and, once the Site Plan has been researched, Ms. DeStefano stated that the Board will get back to them.

PCC: MAYHEW, INC./IVAN QUINCHIA

Mr. Quinchia stated that they have received a grant for a solar array. They intend to place it on the tennis court, which Mr. Quinchia assured the Board that the courts are seldom, if ever, used. He provided a sketch of the location and trench and stated that the ground-mounted array will serve two buildings and the island.

Ms. DeStefano stated that this triggers a Site Plan as the array is a structure. She then read the requirements for making it a Minor Site Plan.

C. Dingman made a MOTION, second by P. Manganiello, TO ALLOW MAYHEW, INC. TO APPLY FOR A MINOR SITE PLAN WITH A RE-ENGINEERED PLAN. The motion CARRIED.

It was determined that the array will be 12' in height and ground mounted and that French Land Services did the previous plan.

MINUTES OF NOVEMBER 16, 2016

The following amendments and clarifications were made: Page 2, under Soup'er Heros Sandwich Shop LLC, first line, replace "applicant" to "application" and insert "been" before "withdrawn. Under PCC: Augusto DeOliveira, 2nd paragraph, first line, replace "Chester" with "Chestnut". Page 3, under Selectmen, 1st paragraph, 4th line, following "Economic" insert "Development Committee" and change the rest of that sentence to read "in a session that included Freudenberg for a possible intern program. "5th line, remove "Old". 6th line, following "Hall" insert "/Police Station". Next paragraph, 1st line, replace "They are now" with "The Land Use Office is now". Next line, replace "He added" with "Mr Lacroix added" and remove "dog"

S. Favorite made a motion, second by P. Manganiello, to approve the minutes as amended. The motion carried with one abstention.

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COMMUNICATIONS:

There was a copy of a letter sent to the owner of the property where Mr. DeOliviera was housing the dogs. The secretary explained that Mr. Lacroix and an officer went to the property and found the dogs still there. The issue has since gone away as Mr. DeOliviera has now gone to North or South Carolina.

Another copy of a letter was read aloud by Ms. DeStefano. It was in regard to the Home Occupation status request by Kathleen Firth (for Lodging). The secretary explained that she, Christina Goodwin, and Scott Lacroix met with Ms. Firth and, after reading the definitions of Home Occupation and of Lodging, they did not find anything in opposition but sent the letter to spell specifically what could be allowed and what would trigger coming to the Board. A couple of the Board members felt that it should have come in as a Site Plan.

REPORTS:

HDC = Having no hearings scheduled, the Commission did not meet in Dec. and will still not meet in January.

SELECTMEN: They held a work session on the budget. They are also looking to make Mr. Lacroix's position full-time and Mr. Manganiello said that Mr. Lacroix has affirmed that he is on-board with it. Also, the Space Needs committee presented their final recommendations to the Select Board.

CIP: Do not meet again until after town meeting in March.

LAND USE: The secretary said that the two communication letters pretty much took up this week.

NEW BUSINESS:

Mr. Dingman will get back to the Historic Section of the Master Plan and he is waiting for the Land Use Section drawings.

Mr. Favorite had attended a smaller town meeting and felt that we need to update our equipment for display or to make presentations. Mr. Paradis mentioned a computer projector and Ms. DeStefano felt that just the projector would be necessary as the applicants could bring their inserts. A discussion of possible needs followed and it was felt that the lack of space in this room is not applicable for this.

Mr. Favorite mentioned that Alton has pulled out of LRPC.

NEXT MEETING: As there were no applications and Ms. DeStefano will be away for the month of January, it was decided to eliminate the Jan. 11th meeting and only hold the Jan. 25th meeting. The agenda for it is the Law updates with Atty. Bernie Waugh and Mr. Dingman felt that he can bring in the Historic Section of the Master Plan at that time.

With no other business before the Board, Mr. Dingman moved to adjourn at 8:20p.m.

Respectfully submitted,
Jan Laferriere, recording secretary

