

Planning Board
May 13, 2021
7:30pm

Members present: Barry Hantman, Steve Woitkun, Roger Whitehouse.

Members present via Zoom: Jennifer Heywood, Charles Underhill, Chris Smith

Others present via Zoom: Stephanie Burnham (on behalf of David LaPlume)

Others present: Gail Turilli, David Laplume

Barry noted this meeting was being held in conjunction with emergency ordinances passed by the State, allowing committees to conduct meetings remotely and constituting a quorum. Charles Underhill was designated as a voting member tonight per Barry.

The minutes from 4/22/2021 were reviewed. Chris **made** and Jennifer 2nd a **motion to accept** the minutes as written. All in favor by unanimous vote.

Planning Board Business:

Barry mentioned that in June, he would like to have the need for Zoom meetings re-assessed. In person meetings would be preferable in the future.

A request was made that the Planning Board Rules of Procedure need to be put on the town website but may need to be updated as the recent ones are from 2014. Barry stated that nothing requires updating at this time. Roger mentioned that about 3 years ago the Board had gone through them and no changes were made. There is no requirement to have them posted on the website. Barry suggested to put the Rules of Procedure on the website to satisfy the request and to have this on the next agenda for review and possible updates. A copy of the Rules of Procedure will be emailed to all Board members.

10 Cote Drive Map and Lot 4-2-1

Barry stated that this is a preliminary discussion and nothing that is discussed is binding. Stephanie stated that there is currently an existing duplex which Mr. LaPlume would like to convert into a condex with an additional unit on the land behind the existing building for future development. A Stage 1 subdivision application was filed. Stephanie explained that lots are not being carved out, just units on the one big lot. Barry noted that a multi-family dwelling with greater than 4 acres is permitted per Zoning. The structure is changing from one owner to 2 owners. Per Barry, a multi-unit dwelling with greater than 4 acres is permitted per Zoning. A sub-division or site plan is not needed. The applicant will need to come before the Board of Selectmen to establish a business, show homeowners association agreement that will need to be reviewed by town counsel. The town assessor will also review for tax purposes. If there are 2 units with a 3rd connected, it would be considered a multi-unit dwelling which is permitted per Zoning. 3 individual units would need a site plan review. There are 5.82 acres for the total lot. 2

47 acres and 200ft of frontage is needed per dwelling. Barry suggested to look at Unit C. There is a
48 20ft ROW to get to the back property, could be a driveway if there is 200ft of frontage. A class
49 5 roadway could be developed.

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51 Mr. LaPlume decided to proceed with making the existing duplex into a condex. 2 unit
52 structures do not require site plan or subdivision applications. Mr. LaPlume believes there are no
53 wetlands on site but, there is a river in the back near the campground. H.O.A. documents will
54 need to be recorded with the Registry of Deeds.

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56 Charles questioned the minimum distance between curb cuts on town roads. Barry stated that
57 there is no minimum distance. Mr. Laplume stated that the common land will be designated to
58 the existing units. Barry recommended to update the plan showing just the 2 existing units prior
59 to meeting with the Board of Selectmen.

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61 Barry asked about the Zoning Map update. A proof has been emailed to Chip for review.

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63 Roger **made** and Steve 2nd a **motion to adjourn**. All in favor by unanimous vote. Meeting
64 adjourned at 8PM.

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66 **Agenda for next meeting:**

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68 1. Planning Board Rules of Procedure – discussion and update if necessary
69 2. Life Storage 220 Kingston Road – Minor Site Plan Review
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71 Respectfully,

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73 Gail Turilli

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