

## **Planning Board May 8, 2014**

Members Present: Barry Hantman-Chairman, Chip Current, Michael Denison, Josh Horns, George Manos, Chris Giordano-Selectmen's Representative, Janet Denison-clerk

Excused Members: Haeyoon Jacobus

Others Present: Charlie Zilch, Gordon Smith

### Minutes

Minutes of April 24, 2014 were reviewed. A few typographical errors were corrected. Chip made and Chris seconded a **motion to approve the April 24, 2014 minutes as amended**. The motion **passed** unanimously.

### Summer Schedule

The Board agreed to meet on the first Thursday of the month during June, July and August.

### Correspondence:

- Plan reading workshop to be held, regarding ADA compliance

### Preliminary Discussion regarding Map and Lot 3-90-11

Charlie Zilch reminded the Board there was a minor lot line adjustment recently approved for this lot and an abutting lot. They are trying to add enough acreage to 3-90-11 in order to subdivide into two lots. The existing house, with the address 5 Red Pine Street, will have 2 acres; the wrestling barn will have 1.82 acres, according to the plans presented to the Board.

Mr. Zilch explained they have been discussing the flood zone with the NHDES and have applied to have the structures removed from the flood zone.

The Board pointed out there is still not enough acreage and even if some could be taken from an abutter, it may not give them enough upland soil with which to make it comply with subdivision. Variances were discussed briefly: for the total acreage and for the upland soil, and for the 75' setback due to a change of use.

Mr. Smith explained he hopes to sell the home on Red Pine Street and convert the wrestling barn into a single family residence. The Board explained setbacks may also be an issue, especially with the driveway to the barn being the entire length along Colby Road. The state owns this portion of Colby Road and it will need to be determined where the state agreed the curb cut is for the driveway.

The barn has an approved septic design but it is not based on a four bedroom residence. This will also need to be investigated as to placement on the property, if a new system needs to be installed. It was mentioned that a septic system approved by the state still may not meet town regulations. The Board recommended starting with the ZBA before pursuing the state septic approval.

The Board asked for the well radius to be shown on lot 3-95.

Other Business

George explained his revisions to the Master Plan included updating the data including the tables. He explained the town residences have a disproportionate tax burden due to very little commercial activity in town. This will be discussed in more detail at the next meeting.

At 8:30pm Chip made and George seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted  
Janet S. Denison

Agendas:

- May 22, 2014

7:30pm          correspondence and minutes

7:40pm          preliminary discussion with Karl Dubay regarding Map 4 Lot 46

8:15pm          Master Plan updates