

Planning Board
Feb. 23, 2017
7:30 pm

Members Present: Barry Hantman, David Cogswell, Chris Giordano, Jim Castine, Janet Denison

Excused Members: Chip Current, Chris Smith, Roger Whitehouse

Minutes:

David made and Jim seconded a **motion to approve the January 27, 2017 minutes as written**. Chris abstained. The motion **passed**.

Barry reminded everyone that the elections are coming up on March 14th. Chip and Roger are on the ballot to continue with the Planning Board. Chris G. is not running for another term as a selectman, and Barry expressed his hope that he will continue in some capacity with the PB.

Correspondence:

- Notices from Hampstead and Londonderry regarding cell phone tower
- From RPC news—EPA info session on ms4 permit
- Notice of annual NHOEP conference, April 29
- An application from Eastern Materials to renew the excavation permit. Chris noted that the Excavation Regulations could be reviewed and amended. Dennis Quintal will be contacted to visit the site and to submit comments prior to the renewal.

150 Emerald Drive duplex to condo

Richard Moussa introduced himself as the owner of 150 Emerald Drive. He said he would like to convert the building into a condo. Barry told him that he needs to treat the office staff with more respect. It was explained to him that he has been told several times what he needs to do, ie file for a subdivision. Barry explained that converting a duplex into a condo changes the ownership, dividing it into two properties, with associated covenants and declarations. These need to be reviewed so that the town's best interest is met.

Mr. Moussa said he's had four attorneys review the information on the town website and no one can find answers to his questions. He was told the subdivision would probably be a very simple process for him and he can review the Subdivision Regulations that are found on the Planning Board page on the website. There are probably several items for which he could request a waiver. He was given a subdivision application.

He explained his frustration about the process. Chris reminded him that he's been given the same instructions regarding a subdivision several times. Mr. Moussa asked to have the Stop Work order lifted from the property. He was told he will need to speak with the Board of Selectmen about this and that typically this type of order is lifted when the error is corrected.

15 Main Street

John Robero introduced himself and said he's renting 15 Main Street. He's the owner of Brakes Pro Plus. It was explained that he will need a minor site plan review to ensure that he's aware of any restrictions and conditions on the property.

There was a short discussion about hazardous chemicals. Mr. Robero said that he does not use any in his business because he doesn't want to do anything that involves the EPA. He said he's been in the business for 37 years and wants to focus on just brakes.

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

Agenda:

March 9, 2017

7:30pm Minutes and correspondence

7:40pm Preliminary discussion with Richard Moussa regarding 150 Emerald Drive- canceled

March 23, 2017

7:30pm Minutes and correspondence

7:40pm Eastern Materials excavation permit renewal

8:00pm Subdivision review with Richard and Candace Moussa, 150 Emerald Drive, Tax Map and Lot 2-40-3, to convert a duplex into a condo

April 13, 2017

7:30pm Minutes and correspondence

7:40pm Minor Site Plan Review with John Robero, owner of Brakes Pro Plus, renting 15 Main Street, Tax Map and Lot 3-168