

Planning Board Meeting Minutes

February 13, 2024

6:30 PM

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Chairman Scott C. Burns called the meeting to order at 6:30 PM.

**Members Present:** Scott Burns – Chairman, Tim O’Neil, Alan Theodhor and Joyce McGee – Secretary.

**Members Absent:** Frank Lombardi, Shawn White – Selectmen’s Rep and Steve LaRoza – Alternate

**Public Present:** William Rabida and Austin Pilotte

**Minutes:** A motion was made by Tim O’Neil to approve the February 6, 2024 meeting minutes as written, seconded by Alan Theodhor. All in favor, motion carries. APPROVED

**Other Business:**

**Correspondence:**

-Mr. Rabida from 29 Melaine Drive was present. He had heard that anyone in the State can open a business from home, but didn’t realize it’s considered a different use until speaking with Secretary McGee. He works on small engines, small equipment ie: lawn mowers and tractors within his 40’x60’ building. He wants to make sure all is legit. He has installed a grease trap already, likes to wash his vehicles. It would be just him, no employees. All the neighbors now, I was misinformed and should have gone deeper with getting information. Chairman Burns advised that a Change of Use/Site Plan Review was needed. Tim O’Neil, it’s a mixed use and we will go through the criteria list ie: noise, parking, traffic etc. Mr. Rabida stated that he was only taking a few things at a time. The Board agreed it would fall under Commercial as a business service, also needs to check in with the Fire Chief.

Mr. Rabida asked about signage, he was advised that he should speak to property owner at the entrance to road and also NHDOT. He would like to be more involved with Town committees and help where he can. The Board thanked him for coming in.

-Letter from NHDES re: Eversource (S136) Project: issuing Alteration of Terrain Permit – expires January 27, 2029 (see attached). E-mail from Eversource that a hearing will be held on Friday, February 16, 2024 regarding the Standard Dredge and Fill Wetlands Permit.

-E-mail from Eversource re: X178 Project: Application to NHDES for Standard Dredge and Fill Wetlands Permit Application (Permit on file).

-NHDES letter re: documented violation at 630 Littleton Road, Tax Map 244 Lot 002 (see property file).

-Amendments for Whitefield Development Code: Secretary McGee handed out a brochure created to explain the proposed changes brought forth by the Planning Board. No corrections needed, Secretary McGee will make copies to be available at Post Office, Town Office and on website.

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-Chairman Burns asked if it was possible to approve a project for a length of time? Can it be approved as a seasonal use or temporary use? What about a probation period? Secretary McGee will ask NHMA.


-Chairman Burns asked if an approval has to run with the property or can it be with the property owner? He thinks it should be with the property owner and if sold the new owner would need to start the process over.

Austin Pilotte wondered how often there is a problem with short-term rentals. Chairman Burns told about a parking issue and using neighbor's property and Tim O'Neil talked about occupancy issues and only one way out and lights shining bright. Septic issues came up with over use on residential systems. Chairman Burns thought traffic and noise are the biggest problem.

**A motion was made by Tim O'Neil to adjourn the meeting at 7:30 PM., seconded by Alan Theodhor. All in favor, meeting adjourned.**

Respectfully submitted by:

  
Joyce A. McGee – Secretary

  
Scott C. Burns - Chairman