

PLANNING BOARD
Monday, August 1, 2022
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.
In person at the Town Offices with a Zoom option for the public.

Present: James Corliss, Joe Parisi, Joe Brodbine, Maria Bissell, Steve Laskowski, Fran Shippee, and Alternate James Hancock. Also present at the meeting was Recording Secretary, Jennifer Keating.

Absent: Bob Maibusch

Others Present: Mark Lanoue

Call to Order: James Corliss called the meeting to order at 7:00 P.M.

Seat Alternates: James Hancock was seated as a voting member.

Review of the Minutes

July 18, 2022

Joe Brodbine moved to approve the minutes from July 18, 2022, as amended. The motion was seconded by Steve Laskowski and passed unanimously via roll call.

Appointments

Public Hearings

Continued Hearing – Mark Lanoue/ Granite State Auto Sales

Application for a Change in Use for property located at 1763 Route 9, (Map 10A, Lot A5) consisting of approximately 4.57 acres in the Commercial Zone. This is a public hearing for accepting of the application.

Mark Lanoue and Granite State Auto Sales came to the board and he said he unfortunately did not have a revised plan. The Engineer has the requests of the board and has been out to the site but has not submitted the plans to the applicant to present to the board with the location of the lighting. Lanoue stated that without the plans, he did not have anything to present to the board. Lanoue asked for the board to continue the application process to the next meeting (August 15).

Lanoue asked the Planning Board to find a copy of the approved site plan for the next meeting.

Brodbine made the motion to continue the Mark Lanoue/Granite State Auto Sales hearing to the August 15, 2022, meeting. Shippee seconded the motion. Motion passed unanimously.

Items for Discussion

Voluntary Merger – James and Carol Corliss (Tax Map 2, Lots C3.1-3.3)

James Corliss recused himself from the hearing, as well as Joe Brodbine.

Joe Parisi conducted the meeting as vice-chair. He stated that although he was a colleague and friend, he believed that he could be impartial in the hearing.

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Corliss stated that it was an application for a voluntary merger of a previous subdivision, where he owned all the properties in question. The application has already been seen by the Zoning Board for a variance because the property did not have adequate frontage. The ZBA granted the variance. This resulting lot will be approx. 19 acres with a frontage of 102'. The Private Road (Westview Drive) will be dissolved if the voluntary merger is approved.

Hancock asked why the road would need to be done away with. Corliss explained that the private road only leads to the house, and he would like to utilize the private road as a driveway.

Bissell asked if the name on the deeds for the four tracts of land were all under the same ownership. Corliss showed Bissell the deeds to confirm the same name was on the different lots.

Laskowski read the RSA regarding the voluntary merger of lots and the role of the Planning Board. Bissell asked if the Mortgagee would need to be notified, Corliss stated that there was not a mortgage on the property.

Parisi asked if there were any other further questions for the applicant. The Board responded that there was none.

Steve Laskowski made the motion to accept the application for the Voluntary Merger of James and Carol Corliss (Tap Map 2, Lots C3.1-3.3), James Hancock seconded the motion. Vote was held via roll call, motion passed unanimously.

After the motion was made, Corliss was reseated as Chair and Brodbine rejoined the meeting.

Items for Information

Other Business

September Meetings

With the first Monday of the month being Labor Day, the Board will not be meeting on September 5, 2022. The Board will be meeting on September 19, 2022.

Code Enforcement

Laskowski asked the Board what could be done regarding a property on Route 9, that appears to be operating in a Commercial manner without a Change in Use application. Shippee said that she would speak with Code Enforcement so that they could be aware of what the town regulations are.

Items for Signature

Parisi signed the Voluntary Merger for the James and Carol Corliss.

Adjournment

Joe Parisi moved to adjourn at 7:40pm. The motion was seconded by James Hancock, motion passed unanimously.

The next meeting will be held at 7:00 PM on August 15, 2022, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:

A handwritten signature in cursive script, appearing to read "James Corliss", written in dark ink.

James Corliss, Chair

16AUG2022

Date