

**TOWN OF SMITHFIELD
PLANNING BOARD MEETING MINUTES OF
APRIL 10TH, 2019**

MEMBERS PRESENT: David Kincaid Jo-Anne Bushey
 David Merry Jr. Dale Churchill

MEMBERS EXCUSED: Harold Buzzell

MEMBERS ABSENT: Erik Rasmussen

OTHERS PRESENT: Nichole Clark Andy Marble
 Ken & Randi Christian Andy Dunbar
 Jodie Mosher Towle

Two regular members were absent, Dale Churchill, alternate will be voting and David Merry Jr., regular and Vice Chair will be acting as chair in place of Erik Rasmussen.

7:00PM meeting was called to order and members present reviewed all documents presented to them.

Minutes of the December 12th, 2018 Meeting:

David Merry Jr. motioned to accept the minutes from the December 12th, 2018 meeting. David Kincaid seconded the motion. Motion passed.

Board Update/Info: None

Code Enforcement Update/Report: None

OLD BUSINESS:

- 1. Commercial/Industrial Site Review Ordinance Updated Copies for Board Members**
This item was tabled.
- 2. Existing Commercial/Industrial business Application Draft and Check List Draft-KVCOG**
This item was tabled.

NEW BUSINESS:

1. Application for Single Family Residence and Driveway Access, Map 4 Lot 1-F, Randi & Kenneth Christian

Andy Dunbar was present to represent Randi and Kenneth Christian's application for a new dwelling and driveway located off from Loon Lane, known as map 4 Lot 1-F.

Mr. Dunbar exhibited a scaled sketch of the lot with the proposed dwelling and driveway for the board to review during the presentation of the application.

The Christian's are proposing a single family residence and driveway access from Loon Lane. The proposed driveway will be 7,120 square feet, more than 100 feet from the high water mark of East Pond. The proposed dwelling will be 1,650 square feet and 102 feet from the high water mark of East Pond. The applicants have applied their Erosion and Sedimentation Control Plan with the Department of Environments Protection and are awaiting approval. The proposed dwelling will be year round with a frost wall under the water side deck and a slab under the house. The height of the proposed dwelling will be 27' and will have three (3) bedrooms. An approved septic system design is on file that supports three bedrooms. The total square footage coverage of the Shore land zone will be 13.7%.

The lot has an existing wood walkway that is 512 square feet and is 5' from the high water mark of East Pond. The property has an existing dock that is seasonal and is 4' x 20'.

Andy Marble, CEO has a concern with the structure being proposed so close to the 100' mark that during construction the area within the 100' will be disturbed.

Dale Churchill motioned to approve the application pending the submission of the approved DEP Erosion and sediment control plan and the CEO recommendations that the frost wall be set back more than 102' from the high water mark due to construction equipment not having enough room in front and behind the proposed structure. David Kincaid seconded the motion. Motion passed.

2. Election of Officers

Dale Churchill motioned to table the election of officers due to the board lacking some members. David Kincaid seconded the motion. Motion passed.

INFORMATION: None

MEETING ADJOURNED: (6:57pm)

David Kincaid motioned to adjourn. Jo-Anne Bushey seconded the motion. Motion passed.