

**LITTLETON PLANNING BOARD  
LITTLETON COMMUNITY CENTER  
120 MAIN STREET  
LITTLETON NH 03561**

**TUESDAY, APRIL 2, 2024  
6:00 PM  
DRAFT**

**PRESENT:** Chair Anthony J. Ilacqua, Val Poulsen, Jim Richardson, Calvin Beaulier, Linda MacNeil (ex-officio), Kevin Kihlsinger (alternate), Ray Bowler (alternate), and Joanna Ray (recording secretary)

**EXCUSED:** Vice Chair Mary Menzies and Bruce Ralston

Chair Ilacqua called the meeting to order at 6:00PM.

**DePalma Revocable Trust, Owner / Gardner Kellogg, Agent – PB24-02** – Request for a Lot Line Adjustment between map 73 lot 49 & 58 located at 200 Gannon Road in the rural zone. Chair Ilacqua accepted the application as complete. Gardner Kellogg presented. The adjustment will transfer 1.19-acres from lot 49 to lot 58. Both lots conform to the Zoning Ordinance lot requirements. Members of the public were invited to view the proposal. There were no questions.

Kevin made a motion to approve **PB24-02** as presented. Linda seconded the motion. The motion passed by all.

**Tucker Reality LLC, Owner / Gardner Kellogg, Agent – PB24-03** – Request for a 2-lot subdivision of map 84 lot 118 located on Owen Drive in the R-I zone. Chair Ilacqua accepted the application as complete. Gardner Kellogg presented. The lot sizes for the two lots conform to the Zoning Ordinance lot requirements. Gardner noted that the soils are good and the lots are serviced by public utilities. Chair Ilacqua questioned the driveway locations and width of the road. Ray stated the road is single width. Fire Chief Miller added that the minimum width of a fire lane is 20'. The width of this road might need to be addressed at some point. Gardner noted that the plan shows the width of pavement for the road.

Lilo Rheinstein informed the Board that she was told there will be two duplexes built. This will cause more traffic and towards the Charland's house it is narrower. Chief Miller suggested having the road looked at once the developer moves forward with building plans. Perhaps a one-way road is an option. Chief Miller informed the abutters about the safety form that can be found on the Town's website. These forms are reviewed by the Safety Committee. He also added that the building process is administrative.

Questions were raised about building setbacks from a waterway or in a wetland area. The slope of the land was also mentioned. Chief Miller noted that there is a State process for water crossings.

Regarding the proposed duplexes, they are permitted uses and will need to meet the required setbacks. If the setbacks do not conform, then the owner will need to apply for a variance. Abutters will be informed through the variance application process.

At this time, the Planning Board is only tasked with considering the subdivision. There were no additional questions or concerns.

Linda made a motion to approve **PB24-03** as presented. Val seconded the motion. The motion passed by all.

**Scott and Teresa Brooks, Owners / Gardner Kellogg, Agent – PB24-04** – Request for a Lot Line Adjustment between map 99 lot 40 and map 100 lot 7, located at 327 and 359 Cyr Road in the R-I and R-2 zone. The second part of this application is for a 2-lot subdivision of map 99 lot 40. Chair Ilacqua accepted the application as complete. Gardner Kellogg presented. The adjustment will transfer .30-acres from lot 40 to lot 7. Lot 40 will then be subdivided into 2-lots consisting of 2.20-acres and 2.51-acres. The

lot line between lots 7 and 40 roughly follows the stone fence line. The proposal complies with the Zoning Ordinance lot requirements. There were no questions.

Calvin made a motion to approve **PB24-04** as presented. Jim seconded the motion. The motion passed by all.

**Joel & Catherine Bedor, Owners / Gardner Kellogg, Agent – PB24-05** – Request for a Lot Line Adjustment between map 78 lots 21 & 24 located at 31 West Elm Street and 23 Elm Street in the R-I and C-I zones. Chair Ilacqua accepted the application as complete. Gardner Kellogg presented. Lot 21 will become 3.48-acres and lot 24 will become .34-acres. Both lot sizes conform to the Zoning Ordinance requirements. After an abutter viewed the proposed adjustment, there were no questions.

Jim made a motion to approve **PB24-05** as presented. Val seconded the motion. The motion passed by all.

**Minutes for review/approval:**

January 3, 2024 – Linda made a motion to approve the minutes as written. Calvin seconded the motion. The motion passed.

February 20, 2024 - Linda made a motion to approve the minutes as written. Calvin seconded the motion. The motion passed.

March 19, 2024 – Calvin made a motion to approve the minutes as written. Ray seconded the motion. The motion passed.

**Discussion regarding potential cisterns in new developments:**

Linda mentioned that this topic came up several years ago. It was also noted that there are roads in Town that the fire truck cannot always get up. Various incentives were mentioned to encourage developments with cisterns. Chief Miller will look into potential grants to help cover the cost of Town owned cisterns.

At 7:30, Calvin made a motion to adjourn. Ray seconded the motion. The motion passed.

Submitted by,  
Joanna Ray