

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES
NEW HAMPTON TOWN OFFICE
NEW HAMPTON, NH 03256**

Public Hearing on Zoning Amendments
January 17, 2017

MEMBERS PRESENT

Regular members Mr. Kettenring, Mr. MacDonald, Mr. Hays, Mr. Mertz, and Mr. Broadhurst , Mr. Fielding were present.

OTHERS PRESENT

Permitting Assistant Mr. Pollock , David Katz , Colin Brown

CALL TO ORDER

Chairman Kettenring called the meeting to order at 7:00 p.m.

Mr. MacDonald made a motion, seconded by Mr. Hays to start with the PRELIMINARY HEARING/SUBMISSION OF APPLICATION, due to members that were out of the room.

MINUTES

The members read the 12/20/16 minutes prior to the meeting. There was no discussion. Mr. MacDonald made a motion, seconded by Mr. Broadhurst that the minutes be approved as presented. Vote was unanimous.

CORRESPONDENCE

A notice of a Wetlands Application from the Department of Environmental Services for the water line on Gordon Hill Road for the New Hampton Precinct.

PUBLIC HEARING

Proposed 2017 Zoning Ordinance Amendments

Mr. Mertz read that the New Hampton Planning Board will hold the First Public Hearing on Monday January 2, 2017 to discuss the Zoning changes.

Mr. Mertz read the New Hampton Planning Board will hold the Second Hearing will be held Tuesday January 17, 2017 to discuss the changes made at the first hearing on the following amendments on the New Hampton Zoning Ordinance:

1. Article V Section E- Amend General Provisions, Signs to address changes in the law which will move any regulations that would refer to the content of sign and remove "flags" from the definition of signs and place it separately to allow flags in addition to the allowed number if signs.
2. Article V Section F- ADD to General Provisions: (re-letter remaining sections G-R) for Flags.

Changes made:

If the Selectmen or their agent determine a use has been discontinued, notice shall be sent ordering removal of the signs within sixty (60) days.

Mr. Mertz made a motion, seconded by Mr. MacDonald to place the changes on the warrant. Vote was unanimous.

3. Article XIV Definitions- ADD Flags: A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole and/or rope. Up to 2 Flags are permitted on a lot in all zoning districts. The total area of the flags on a lot in the Mixed Use District, Business

Commercial District 2& 3, and the Business Industrial District shall not exceed 40 square feet.

Changes made are in yellow:

Article XIV Definitions- ADD Flags: A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole and/or rope. Flags are permitted on a lot in all zoning districts. The combined area of the flags are not to exceed 40 square feet and not more than two flags on a lot in the Mixed Use District, Business Commercial District 2& 3, and the Business Industrial District. No flag shall obstruct the line of sight for public safety.

Page 79: The word Abandoned was stricken and replaced with the word Discontinued.

- The use of the property being advertised has been discontinued for one year.
- ~~One year~~ 60 days has passed following notification of disrepair by the Selectmen without replacement or refurbishment of the sign by the owner.

Mr. Broadhurst made a motion, seconded by Mr. Hays to place the changes on the warrant. Vote was unanimous.

CONTINUATION PUBLIC HEARING

Michael Sharp: NH Route 104 and Riverwood Drive, Tax Map U-17, Lot 55; proposed health focus facility with two 10,000 sq. ft. buildings, Site Plan Review

Mr. Mertz said that at the Selectmen's meeting last week, Mr. Sharp's engineer said that they were trying to figure out what type of work was needed on NH Route 104. The Selectmen suggested that some improvements be made to the road. A road design is being sent to Concord.

Mr. Mertz made a motion, seconded by Mr. Hays to continue the Hearing until February 21, 2017 at 7:00 p.m. Vote was unanimous.

PRELIMINARY HEARING/ SUBMISSION OF APPLICATION

Colin Brown for property by John & June Ewens Family Trust, 562 Blake Hill Road, Tax Map R-1, Lot 9, 23.4 acres, two-lot Subdivision

Mr. Colin Brown of Central Land Surveying, Inc., representing John and June Ewens, passed out copies of the proposed plan entitled "Subdivision Plan for The John and June Ewen Family Trust 562 Blake Hill Road New Hampton, NH and dated December 29, 2016. Mr. and Mrs. Ewens are considering selling the house along with 5 acres and keeping the rest of the land.

The house is labeled Lot 1 on the plan. It will be accessed by a 50 foot right of way from Blake Hill Road.

The current driveway would be used for both properties.

Mr. Kettenring asked if there were any wetlands on the property other than the small brook that runs through it. Mr. MacDonald said that there wasn't.

Mr. Pollock asked what the length of the driveway was. Mr. Kettenring answered that it was 357.34 feet.

Mr. Pollock asked if the plan needed to show where the house was.

Mr. Broadhurst asked if a test pit needed to be done.

Mr. Kettenring answered that it did not because it was over 5 acres.

The plan was signed by the Board.

Mr. Mertz made a motion, seconded by Mr. Broadhurst that the plan entitled “Subdivision Plan for The John and June Ewen Family Trust 562 Blake Hill Road New Hampton, NH and dated December 29, 2016. be accepted the application as complete. Vote was unanimous.

In a second action:

Mr. Mertz made a motion, seconded by Mr. Hays to approve the plan entitled “Subdivision Plan for The John and June Ewen Family Trust 562 Blake Hill Road New Hampton, NH and dated December 29, 2016. Prepared and stamped by Central Land Surveying, Inc., Colin Brown Licensed Land Surveyor as presented. Vote was unanimous.

Kent Brown: Submitted a revised plan on behalf of Andrew and Susannah Moore on Gordon Hill. The Board had approved a plan entitled “Boundary Survey Plan for Andrew and Susannah Moore” of December 20, 2016. Because the chair, Ken Kettenring, is an abutter he recused himself from any action on this application.

The vice chair Hiltz being not present, Secretary Mr. MacDonald acted as Chair on this application.

Mr. MacDonald read that the Mylar paper copy was redone by Mr. Brown to change the word on the plan from Boundary Survey to Subdivision Plan. When this is recorded at the registry will correctly identify it as a Subdivision instead of a Boundary Survey, which may help the future registry searches. If those present on February 20, 2017, could sign again, we can get this into the registry.

Mr. Broadhurst asked that the board take a vote on the requested change of the plan. The members agreed a vote on the change was necessary. Mr. Broadhurst moved and Mr. Mertz seconded to approve the title change of the plan. the Board approved the revised plan entitled, “Subdivision Plan Tax map R3 Lot 29 Gordon Hill Road, New Hampton, NH, Andrew S. and Susannah H Moore” with a revised date of January 12, 2017. The vote was unanimous Mr. Kettenring said that only four signatures were needed. The Board signed the Plan

**DISCUSSION ON MASTER
PLAN UPDATE
OTHER BUSINESS**

There was nothing to update.

Mr. MacDonald asked that the minutes mentioned identifying roads where the Planning Board might think there would be a problem with Subdivisions in the future based on the type of road. It was recommended that the Board look into listing those roads. He was wondering if because it was recommended that it should be addressed at the next meeting.

Mr. Kettenring said it would be put on the agenda for the next meeting.

ADJORNMENT

Mr. Broadhurst made a motion, seconded by Mr. MacDonald to adjourn at 7:55 pm. Vote was unanimous.

Respectfully submitted,
Regina Adams