

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

January 19, 2016

**MEMBERS PRESENT:**

Regular members Mr. Kettenring, Mrs. Hiltz, Mr. Conkling, Mr. MacDonald, Mr. Mertz, and alternate member Mr. Hays were present.

**OTHERS PRESENT:**

Town Administrator Mrs. Lucas and Reno Rossi.

**CALL TO ORDER:**

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

Mr. Kettenring appointed Mr. Hays to vote in place of the vacant regular member position.

**MINUTES**

Mr. Hays made a motion, seconded by Mr. Mertz, to approve the minutes of 11/17/15 as written.

**CORRESPONDENCE:**

There was none.

**(Cont) PUBLIC  
HEARING/ABUTTERS  
HEARING**

*Michael Sharp; NH Route 104 &  
Riverwood Drive; Tax Map U-17,  
Lot 55 – Site Plan Review for health  
focus facility.*

Mrs. Lucas advised that she received an email from Brown Engineering Kent Brown asking for a continuance until the driveway permit application is submitted to NHDOT and a response received as this could cause further revisions to the plans.

There were no objections to the continuance request. This item will be on the February 16<sup>th</sup> meeting.

**PRELIMINARY HEARING/  
SUBMISSION OF  
APPLICATION:**

*Ty Shute, Straits Road, Tax Map R-  
6, Lot 2; 93.96 acres, 4-lot  
subdivision.*

Advanced Land Surveying Carl Johnson was present.

He said Mr. Shute wants to create some large building lots, keeping the larger parcel in back for a future home for himself. Mr. Johnson asked for a waiver from supplying wetlands delineations and test pits for the larger rear lot of 56.7 acres. Lot 4 has a lot of sloped areas but does qualify as a usable lot. He said Mr. Shute met the Public Works Director who reviewed the driveway locations shown on the plan. Lot #2 is now changed slightly to improve the driveway location relative to a rise in the road. He said Mr. Shute wants to retain an access easement, on a current woods road, going across lot 3 for the benefit of lot 1, which may be relocated upon development of the rear lot.

Mr. Kettenring expressed concern with the test pit location on Lot 2 as it was too close to the boundary for a septic system. Mr. Johnson said he felt confident that a septic system could be located in a different spot as all the test pits dug were very good.

Mr. Kettenring read some concerns raised by the Permitting Assistant Mr. Pollock and providing the list to Mr. Johnson:

- Rear property lines not dimensioned

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- No signature block for approvals
- Permanent boundary markers not noted

Mr. Kettenring asked if there were any abutters or members of the public present, and there were two but they had no questions.

Mr. Johnson reviewed the list of items noted by Mr. Pollock. Test pit #6 was done on Lot 3 for the purpose of Lot 1, which is why the waiver is being requested. Mr. Kettenring suggested the easement be written to allow for a septic system in that location on lot 3 if an appropriate location could not be determined for lot 1. Mrs. Lucas asked Mr. Johnson to contact Fire and Police Chiefs for letters addressing any concerns they may have.

The board continued the hearing to 2/16/16 at 7:00 pm. Vote was unanimous.

**OTHER BUSINESS**

Mrs. Lucas advised the board of the 1<sup>st</sup> Deliberative Session, Feb. 2, 2016.

**ADJOURNMENT**

Motion to adjourn was made by Mr. MacDonald, seconded by Mr. Hays. Vote was unanimous. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,  
Pamela Vose

DRAFT