

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

October 20, 2015

MEMBERS PRESENT:

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

OTHERS PRESENT:

Town Administrator Mrs. Lucas

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

9/15/15

Mr. Hays made a motion, seconded by Mr. Mertz, to approve the minutes of 9/15/15 as written. Vote was unanimous.

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 another continuation has been requested.

Mr. Mertz made a motion, seconded by Mrs. Hiltz, to continue the hearing to 11/17/15 at 7:00 pm. Vote was unanimous.

OTHER BUSINESS

Mr. Mertz made a motion, seconded by Mr. Hays, to table item 5 of the agenda and move to “other business”. Vote was unanimous.

Kate and Ryan Bruning were present.

Mrs. Bruning said she wanted to construct a barn and create an indoor riding facility on their property at 857 Old Bristol Road. She said she met with the Selectmen previously. She advised there was an existing road they would improve, that can access the lower part of their field where they would locate the barn. Relative to manure disposal she said that their property is setback 200’ from the river, but will investigate this further to ensure compliance.

Mr. Kettenring asked if this would be a commercial operation. Mrs. Bruning said she already has horses on the property and would begin by offering private riding lessons. Mr. Mertz said that discussion with the Selectmen was that this is an agricultural use but had asked the Brunings to discuss this with the Planning board to determine if this was appropriate in this district. Mrs. Bruning advised the property was just under 20 acres. Mrs. Hiltz asked for a sketch of the entire layout of the property, which Mrs. Bruning provided. The board reviewed the site plan review checklist. Fire code advice was verbally provided to Mrs. Bruning by the Fire Chief. The board determined that as this would be an agricultural activity, it would not require site plan review as there would be no change of use or level of activity. Mrs.

Bruning said she currently doesn't board any horses but has a trainer that is interested in keeping 4-5 horses there. Mrs. Lucas advised that she was interested in running some clinics and Mrs. Bruning said it would be done in a private setting. Asked about trail rides Mrs. Bruning said it may be possible. In the future Mrs. Bruning said she may want to hold horse shows, similar in size to the ones held on Huckleberry Road. Mr. Mertz asked if the horse shows become popular and get large attendance, would site plan review become necessary. Mr. Kettenring asked if the Huckleberry Road shows had site plan review and Mrs. Lucas pointed out that there is no building there; it is only a field event. Mrs. Lucas contacted Dept. of Agriculture who said they saw this as an agricultural use, accessory to the farm, but advised that if they town felt it was necessary to require site plan review, that would be the town's choice. Mrs. Lucas advised that the Fire Chief should be consulted even if site plan review is not required. Mr. MacDonald expressed his only concern was with the distance to the Pemigewasset River and Mrs. Lucas explained that any construction would need to be 200' from the river's normal high water mark.

Mrs. Hiltz made a motion, seconded by Mr. Hays, that a site plan review would not be required.

**DISCUSS POSSIBLE ZONING
CHANGES FOR 2016**

Mixed Use District

Mr. MacDonald advised he had made draft modifications to allow for mixed use *within* a principal structure and provided language to the board. This allows for something such as a store, with an apartment on the second floor and clarifies what the intent of the Planning Board was when the Mixed Use District was created. There was discussion on allowing more than one accessory building on the lot that would be accessory to either the dwelling, or the business. It was noted that besides being addressed in the General Purpose of the district it should be listed in Permitted Uses table. There was discussion on whether this mixed use in one structure would need an additional process such as Site Plan Review or Special Exception. There was discussion that some uses may not be suitable to being located with a dwelling within a structure. Mr. MacDonald said he would work on further details for the board to review.

Village District Signage

Mrs. Lucas advised that relative to sign regulations she has reviewed Article IV, Section F, in the Village District and drafted possible deletions that are already addressed in the General Provisions section, and added a reference to sign size in Village District. Mrs. Hiltz asked if it made sense to keep the height restriction of 10 feet for a sign in the Village District, in the area where Mr. Sharp is proposing a health focus facility. Mr. Mertz explained that NH DOT has a moratorium on curb cuts along Route 104 between the river and Hwy 93, due to the grade, and therefore that portion of the town has remained in the Village District. Mrs. Lucas pointed out that precinct utilities serve that area and the primary use of that area has always been residential with small commercial operations, with the more heavily developed commercial side being east of Hwy 93. There was discussion and agreement on allowing signage to be taller and larger by special exception, on the northern side of Route 104 in the Village District, up to 32 total sq. ft., with no change to the height restriction of 10 feet. There was discussion on the discrepancy between the total square footage allowed for a home occupation sign versus a commercial business sign in this district. The board

(Planning Board, September 15, 2015, cont.)

agreed to revise the sign restriction to 9 sq. ft. per side, for a total of 18 sq. ft., on *any* sign in the district. Mrs. Lucas pointed out it was the village that created the rules in that district and there was an expectation by those residents when they voted to have the town take over zoning in that district, that very little would be changed.

There was discussion on the sign setbacks, currently at 15 feet from the right-of-way with many of the homes in the district not meeting that setback. The board agreed it could be allowed up to the edge of the right-of-way, (Selectman can increase this distance if the sight line is a concern) with no rear setback and a side setback of 15'. The signage must be directly related to the use of the premise. The board discussed whether or not to allow off premise signs on a temporary basis and agreed they could be allowed, up to 6 sq. ft., 4 times a year, 8 weeks in total.

Building Permit process

This was tabled to next month.

Mrs. Lucas advised she would incorporate the language discussed for review at the next meeting.

The board agreed to continue this discussion to 11/17/15. Mrs. Lucas said she would provide any draft language to members prior to that meeting.

OTHER BUSINESS

There was none.

ADJOURNMENT

Motion to adjourn was made by Mr. MacDonald, seconded by Mrs. Hiltz. Vote was unanimous. The meeting was adjourned at 8:42 p.m.

Respectfully submitted,
Pamela Vose