

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES
7:00 PM On-line Zoom Meeting
<https://us02web.zoom.us/j/87812836150>
NEW HAMPTON, NH 03256
October 28, 2020**

**MEMBERS
PRESENT:**

Regular Members: Mr. Kettenring, Mr. Mertz, Mrs. Hiltz, Mr. MacDonald, Mr. Katz, Mr. Hays, and Mr. Broadhurst (7:10 pm)
Alternate Members: Mr. Shea, Ms. Peterson

OTHERS PRESENT:

Planning Assistant Bob Pollock, Town Administrator Neil Irvine

CALL TO ORDER:

Mr. Kettenring called the meeting to order at 7:00 p.m. He appointed Ms. Peterson to vote in place of Mr. Broadhurst unless he arrives.

MINUTES

None

**NH STATE OF
EMERGENCY
STATEMENT**

As Chair of the Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing Zoom for this electronic meeting.[1] All members of the [Board, Council, or Commission] have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #1-253-215-8782, or by using the previously posted website address.

b) Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access:

If anybody has a problem, please call 603-707-6045 or email at: selectmen@new-hampton.nh.us

d) Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that all votes that are taken during this meeting shall be done by roll call vote.

When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law".

**WORK SESSION:
DISCUSSION ON 2021
ZONING
AMENDMENTS FOR
PUBLIC HEARING
OF NOVEMBER 17,
2020 AT 7:00PM.**

Mr. Kettenring brought up for discussion definitions for Medical Facility, Commercial Services, and Repair Facilities. Ms. Peterson recommended some amendments to Medical Facility definition.

Mr. Katz made a motion; seconded by Mr. Hays to forward these changes to the 2nd Public Hearing on 11/17/20. **Vote was unanimous.*

Mr. Kettenring discussed proposed amendment to Article IV, Sections A:5.vii, B:5.vii, C:5.vii, D:5.vii, & E:5.vii; re: Special Exception criteria.

Mr. Irvine clarified the change in wording to reflect the use of "and/or" after "any building", as

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there could be impermeable area with no building.

*Mr. Katz made a motion, seconded by Mrs. Hiltz to forward these changes to the 2nd Public Hearing on 11/17/20. Vote was unanimous.

Mr. Kettenring opened up discussion for proposed amendments to Article IV, Sections A:4.v, B:4.v, C:4.v, D:4.v & E:4.v; re: Maximum Lot Coverage.

Mr. Mertz advised this was using the “and/or” consistent with the Special Exception criteria.

*Mr. Katz made a motion; seconded by Mr. Broadhurst to forward these changes to the 2nd Public Hearing on 11/17/20. Vote was unanimous.

Review of Proposed Amendments to Article IV, Section D; re: Permitted Uses in BC2 District. Discussion and agreement to remove “solar farms” as a permitted use, to address concept at a later time. Mr. Broadhurst recommended consideration of the addition of an energy section to the Master Plan.

*Mr. Broadhurst made a motion; seconded by Mr. Katz to strike “solar farms” as a permitted use, forwarding the change to the 2nd Public Hearing on 11/17/20. Vote was unanimous.

Board reviewed letter from Police Chief Tyrell regarding zoning changes to include private events. The letter expressed several concerns, including the increase in calls and the effect to manpower in the department, and safety concerns with increased motorists and drunk driving when there is no lodging at the private event location. The board reviewed the various concerns in the letter. Relative to the need for extra officers during an event Mrs. Hiltz suggested an applicant wanting to host a private event could hire someone for that purpose. Mr. Irvine said the proposed language in the ordinance currently does not state this. The board agreed these concerns needed further discussion. Mr. Katz suggested limiting the number of events in town on any given day but Mr. Irvine pointed out this would limit the use of land. The board agreed there may need to be a 3rd hearing to address further changes that may result in these discussions. Planning Board will invite both Chief Tyrell and Chief Lang (NHFD) to next Planning Board meeting.

*Mr. Katz made a motion, seconded by Mr. Hays to move zoning changes regarding private events to 2nd Public Hearing on 11/17/20, with a request to extend invitation to Chief Tyrell, Chief Lang, and Town Administrator Mr. Irvine. Vote was passed. Yes:5 No:1

Mr. Mertz asked Mr. Irvine what feedback he received from Fire Chief Lang and Mr. Irvine said he was accepting of the concept and would only comment on a case by case basis.

**OTHER
BUSINESS/DISCUSSI**

Master Plan Sub-Committee meeting was scheduled for November 10, 2020 at 6:00 p.m. at the Town Office.

**ON:
ADJOURNMENT:**

*Mr. Hays made a motion; seconded by Mr. Mertz to adjourn meeting at 7:51 p.m. Vote was unanimous.

Respectfully submitted, Shana M. Martinez