

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

November 15, 2016

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Permitting Assistant Mr. Pollock and Town Administrator Mrs. Lucas

**CALL TO ORDER**

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

**MINUTES**

Mrs. Hiltz made a motion, seconded by Mr. MacDonald, to accept the minutes of 10/18/16 as presented. Vote was unanimous.

**CORRESPONDENCE**

1. Letter from surveyor Colin Brown advising the board of surveys done for the Conservation Commission on property where easements are held (Jeness Spring & Winona Road). Mr. Mertz pointed out that one of the abutters listed on the plan have sold their property.
2. Letter from NHDES to Ambrose Bros. Inc. requesting more information relative to an Alteration of Terrain permit application, on Tax Map R11, Lots 23B, C, & D.
3. Letter from Mr. Kettenring, written at the request of the Selectmen, expressing concerns with the Northern Pass Project as presented as it does not conform to the requirements in the ordinance and stated reasons why. The letter supported burial of the project as that would comply with the ordinance. This letter will be presented to the Site Evaluation Committee by town counsel.

**(Cont.) PUBLIC HEARING**

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

Brown Engineering Kent Brown was present and advised he would need additional time and asked for a continuance until 1/17/17.

Mr. Mertz made a motion, seconded by Mr. MacDonald, to continue the hearing until 1/17/17 at 7:00 pm. Vote was unanimous.

Mr. Brown said they are still waiting for further information from NHDOT.

**PRELIMINARY HEARING/  
SUBMISSION OF  
APPLICATION**

*Andrew & Susannah Moore; 191 Gordon Hill Road, Tax Map R-3, Lot 29, 27.7 acres; Two-lot Subdivision.*

Brown Engineering Kent Brown was present to represent the applicants.

Mr. Kettenring recused himself from this proceeding as he lives down the road from this subdivision and would be directly affected by additional traffic.

Mr. Brown showed the proposed subdivision plan which creates one 2-acre lot off of a 27.7 acre lot where the Moores live. Driveway permit and state subdivision approval have been obtained. Due to the wetlands on the new

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lot Mr. Mertz asked what the calculated usable area was and Mr. Brown said it was 1.29 acres.

Mrs. Hiltz asked if there was any input from abutters or the public. Resident Mr. Kettenring advised that Gordon Hill Road was a non-conforming 1.5 mile long road, with only one outlet and steep slopes. Though he had no objection to adding one lot, he was concerned with any future, larger developments being premature development. He advised the hill prior to this new lot can be very difficult in the winter. Mr. Kettenring said there had been discussion in the past of a large development near the end of the road and currently the end of the road does not have a turnaround, but a gate to a large property that could also potentially be developed. Asked if there was another possible access route to Gordon Hill Road Mr. Kettenring advised possibly over the top of the hill but it would be very difficult.

Mr. Mertz made a motion, seconded by Mr. Broadhurst, to accept the application as complete. Vote was unanimous.

Mr. Brown asked to continue this hearing to next month's meeting at which time he'll have the mylars for signatures.

Mr. Kettenring joined the board.

Mr. Pollock advised that a Planning Board meeting is scheduled for 11/29 to have town counsel present to discuss changes to the zoning ordinance relative to signage and to hold a hearing by 12/20/16. There was discussion on moving the meeting from the 20<sup>th</sup> to 12/13/17 due to the proximity to the holiday. Mr. MacDonald made a motion, seconded by Mr. Hays, to reschedule the meeting of the 20<sup>th</sup> to 12/13/17 at 7 PM. Vote was unanimous.

**DISCUSSION ON  
AGRITOURISM AND  
POSSIBLE ZONING  
AMENDMENT**

Mr. MacDonald advised the board that relative to agritourism he clarified "entertainment" to "entertainment could be hayrides, mazes, petting zoo, or pick your own produce".

Mrs. Hiltz made a motion, seconded by Mr. Mertz, to add the language relative to agritourism to the zoning amendments for the hearing scheduled for 12/13/16. Vote was unanimous.

There was discussion on timing to vote on proposed zoning amendments, if held on 11/29, while meeting statute for posting the hearing to be held on 12/13/16. The board agreed that, if necessary, they'd hold an additional hearing on 12/20. Mr. Kettenring advised a 2<sup>nd</sup> hearing, if necessary, could take place on 1/2/17. To clarify whether their understanding of the process was correct the board contacted Town Administrator Mrs. Lucas by phone who advised that there was not enough time to give proper notification and hold a hearing on 12/13 and it wasn't necessary to hold a hearing until 1/2/17 with a second hearing, if needed, on 1/17/17. Relative to rescheduling the 12/20 regular meeting to 12/13, Mrs. Lucas advised that it could be a problem as the town's website lists the current schedule and

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surveyors know the meetings are the 3<sup>rd</sup> Tuesday of the month, and use that date for submission of applications.

Mr. MacDonald made a motion, seconded by Mr. Hays, to reschedule the rescheduled meeting date of 12/13/16, back to 12/20/16. Vote was unanimous.

Due to the change above Mrs. Hiltz made a motion, seconded by Mr. MacDonald, to add the language relative to agritourism to the zoning amendments for the hearing scheduled for 1/2/17. Vote was unanimous.

**DISCUSSION ON MASTER  
PLAN UPDATE**

Mr. Mertz said that he did not have the capabilities to provide the updates he's done the board for review, due to computer problems. Mr. MacDonald offered to look at the machine as he has experience in working with computer viruses.

**DISCUSSION ON 2017 ZONING  
AMENDMENTS**

This was tabled to the meeting on 11/29/16 at 7:00 pm.

**OTHER BUSINESS**

There was none.

**ADJOURNMENT**

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

Respectfully submitted,

Pamela Vose