

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

February 20, 2018

MEMBERS PRESENT:

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

OTHERS PRESENT:

Permitting Assistant Mr. Pollock and resident Richard Shea.

CALL TO ORDER:

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

MINUTES

Mr. Katz made a motion, seconded by Mr. Hays, to approve the minutes of 11/21/17 with the following change:

1. Correct spelling under adjournment of Mr. Mertz's name.

Mr. Katz made a motion, seconded by Mr. Hays, to approve the minutes of 12/18/17 with the following change:

1. List Mr. Hays name under Members Present.

CORRESPONDENCE

- Spring Planning & Zoning Conference on 4/28/18.

**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

Engineer Kent Brown was present and advised that they will submitting revised plans to NHDOT and an amended AOT permit application to NHDES. He said he could come to meeting of 3/20 with any new information, or email the Town Administrator that there is no new information.

Mr. Katz made a motion, seconded by Mrs. Hiltz, to continue this hearing to March 20, 2018 at 7:00 pm. Vote was unanimous.

**PRELIMINARY HEARING/
SUBMISSION OF APPLICATION
FOR EARTH EXCAVATION**

Moser Engineering Ambrose Bros., Inc., 188 NH Route 132N, Tax Map R23B, 23C, & 23D, further expansion of an existing gravel pit.

Mr. Kettenring advised a letter was submitting by Moser Engineering asking for continuation.

Mr. Hays made a motion, seconded by Mrs. Hiltz, to continue the application to 3/20/18. Vote was unanimous.

**DISCUSSION ON OPEN SPACE
PLAN INCORPORATION INTO
MASTER PLAN**

Mr. Mertz said Conservation Commission Chair Mr. Moore spoke with the Master Plan sub-committee meeting on 2/12/18 about incorporating the Open Space Plan the commission created, into the Master Plan. Their discussion focused on large tracts of undeveloped land in town and ways to protect those lands to ensure the rural nature of New Hampton. They had discussed zoning some area as strictly agricultural and the problems that could result. The board agreed not to incorporate this into the Master Plan at this time.

The Planning board discussed possible ways to benefit the property owner, and Transferrable Development Rights, and increasing some

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minimum lot sizing. Transferrable Development Rights would require development of regulations and the board agreed to discuss this further.

Mr. Shea asked if it would be fair to abutters to increase the density of a property based on transferrable development rights. Mr. Kettenring said there would need to be protections in place and it would likely only be allowed in certain zoning districts.

Relative to the next meeting of the Master Plan subcommittee those members agreed to 3/12/18 at 6:00 pm.

**DISCUSSION ON ROAD
CONDITIONS AND PREMATURE
SUBDIVISIONS**

Mr. Pollock said there was nothing from department heads as yet. Mrs. Lucas will be working to get this. The board agreed to continue this to 3/20/18.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Mertz made a motion, seconded by Mr. Hays, to adjourn the meeting was adjourned at 8:00 p.m. Vote was unanimous.

Respectfully submitted,
Pamela Vose

DRAFT