

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

April 17, 2018

MEMBERS PRESENT:

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

OTHERS PRESENT:

Permitting Assistant Mr. Pollock

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 3/20/18 with the following amendment:

1. Middle of first page change "Mrs." Broadhurst to "Mr.".
- Vote was unanimous.

CORRESPONDENCE

There was none

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

Mr. Pollock said there has been new information from the applicant.

Mr. MacDonald made a motion, seconded by Mr. Katz, to continue this hearing to May 15, 2018 at 7:00 pm. Vote was unanimous.

A Riverwood Drive resident, Kelsey Peterson, said she was present to see what the status of the application was. She also advised she is interested in serving on the Planning Board.

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

Moser Engineering Ambrose Bros., Inc., 188 NH Route 132N, Tax Map 11, Lots R23B, 23C, & 23D, further expansion of an existing gravel pit.

No one was present to represent the application. Mr. Pollock advised that the board was still waiting for an estimate from an independent engineer to review the plans.

Mr. MacDonald made a motion, seconded by Mr. Broadhurst, to continue this hearing to May 15, 2018 at 7:00 pm. Vote was unanimous.

OTHER BUSINESS

As members of the public were in attendance the board agreed to hear "other business" ahead of other agenda items.

Pete Cormier was present to update the board on the issues with the number of sheds on the property (Tax Map R4, Lot 92A) that exceeded the number approved to be on-site. He said sheds were unable to be moved to their new homes and the delivery driver kept delivering sheds which caused too many to be onsite. Mr. Mertz said he would provide this information to the Selectboard. Mr. Cormier said it may be several weeks before the buyers could accept delivery due to the wet soils. Mr. Cormier was asked to update Mr. Pollock on when he would be in compliance.

DISCUSSION ON OPEN SPACE

Mr. Mertz distributed drafts of the sub-committee's previous meeting

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**PLAN INCORPORATION INTO
MASTER PLAN**

minutes and Population section in the Master Plan. He said the sub-committee discussed the Open Space Plan the Conservation Commission has proposed be included.

There was discussion to include it, referencing it as a commission document. Mr. Broadhurst expressed concern with creating limitations to property owners who own large tracts of land. Mr. Kettenring advised the Master Plan is not a regulation, but a guide. Mr. Pollock advised that inclusion of the Open Space Plan can help property owners obtain funding to make it feasible to preserve their land as open space. Board members agreed there should be some changes to wording in the Open Space Plan and to meet with the Commission to discuss further.

Mr. Mertz advised the next sub-committee meeting would be 5/7/18 at 6:00 pm.

Mr. Mertz reviewed the draft Population section, which is short, referencing other general locations to get detailed data. There was some discussion on other items to add to the section.

**DISCUSSION ON ROAD
CONDITIONS AND PREMATURE
SUBDIVISIONS**

Mr. Kettenring distributed draft wording for the Subdivision Regulations to address road conditions relative to premature subdivisions. Mr. Pollock advised that color copies of the road list will be distributed prior to next month's meeting.

OTHER BUSINESS

Mr. Katz advised the board should get information from department heads for their proposed 2019 capital improvements and begin the CIP sub-committee again. He wants to obtain an inventory of what capital items the town currently has including all town facilities.

ADJOURNMENT

Mr. Hays made a motion, seconded by Mr. Katz, to adjourn the meeting was adjourned at 8:08 p.m. Vote was unanimous.

Respectfully submitted,
Pamela Vose