

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

May 17, 2016

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

OTHERS PRESENT: Permitting Assistant Mr. Pollock.

CALL TO ORDER: Vice Chairman Hiltz called the meeting to order at 7:00 p.m.

MINUTES The minutes of March 15, 2016 were read by the members prior to the meeting. Mrs. Hiltz asked if there was any discussion. Mr. Mertz motioned that the minutes be approved as presented. Mr. MacDonald seconded the motion.

CORRESPONDENCE: A letter from the New Hampton Board of Selectmen to the Ashland Water and Sewer Department was read regarding the flushing of pipes into Ames Brook. They are requesting that Ashland inform New Hampton of the status of the proposed dry well system and confirm that they will be no further flushing of lines into Ames Brook in New Hampton.

A letter to Mr. James Conkling from the New Hampton Selectmen and Planning Boards was read. The Boards thanked him for his contributions and service to New Hampton.

ANNUAL ELECTION OF OFFICERS: Mr. MacDonald nominated Mr. Kettenring to be Chairman. Mr. Broadhurst seconded the nomination. No further nominations were made. Mr. Kettenring was voted as Chairman.

Mr. MacDonald nominated Mrs. Hiltz to be Co-Chairman. Mr. Mertz seconded the nomination. No further nominations were made. Mrs. Hiltz was voted as Vice-Chairman.

Mr. Mertz nominated Mr. MacDonald to be Secretary. Mrs. Hiltz seconded the nomination. No further nominations were made. Mr. MacDonald was voted as Secretary.

**(Cont.) PUBLIC
HEARING/ABUTTERS
HEARING**

*Michael Sharp; NH Route 104 &
Riverwood Drive; Tax Map U-17,*

The applicant did not come to the meeting. The board decided to forgive him for not coming. The board will notify him that he needs to inform the board when he cannot make the meeting or they will take action. The applicant is still waiting to hear from the state to be able to continue.

(Planning Board, May 17, 2016, cont.)

Lot 55 – Site Plan Review for health focus facility.

Mr. Broadhurst made a motion, seconded by Mr. MacDonald, to continue this item to 6/21/16 at 7:00 pm. Vote was unanimous.

**PRELIMINARY HEARING/
SUBMISSION OF
APPLICATION**

Scott Buitta: Site Plan Review to create a BBQ food service and Catering Business at 599 Route 104 Tax Map R5, Lot 5 owned by G10 LLC.

Mr. Buitta came to the meeting to learn the process of creating a business idea.

Mr. Buitta met with Mr. Pollock prior to the meeting to discuss what Mr. Buitta would need for the meeting.

Mr. Buitta showed the board the conceptual site plan his engineer had come up with for the conceptual meeting. Holden Engineering has not got back to Mr. Buitta.

He is not looking to expand the existing open area of the property as it will be an outdoor business with picnic tables. It is not intended for an inside, sit-down restaurant. He did reduce the parking area to 22 instead of his original 42 spaces. Mr. Pollock informed him that he needs a handicap parking spot with a sign in front of the space and one on the ground.

Mr. Buitta met with Mr. Aube from NHDES Wetlands yesterday 5-16-16. He is waiting for a letter from Mr. Aube for more information.

Mr. Buitta made up some tentative plans as to be semi-prepared for the meeting as he said that he had short notice. The existing building has a three foot overhang that goes over the setback line. There was a variance in place that states that he cannot expand the building or add decking, but he can put in a stone patio with an awning. He talked about future possible variances.

He showed the board the proposed sign. He asked if he could utilize the existing sign. Mr. Kettenring said he needed to ask the Board of Selectmen.

Mr. Kettenring said they needed more information to be able to go forward. He said that if he was able to have everything by next meeting, then the board might be able to approve it.

Mr. Buitta asked about having beer on tap. Mr. Mertz said he needed to get a liquor license and other alcohol licenses from the state.

Mr. Kettenring asked if Mr. Buitta had any other questions for the board.

Mr. Kettenring asked if the board had any questions.

Mr. Kettenring asked the audience if they had any questions.

Mr. Chris Bell of The Traveling Texas Smoke Shop at the Trading Post in Meredith told the Board his opinion of Mr. Buitta saying that he had hung out at his shop for two weeks, and then started a BBQ in Plymouth, which he was okay with, but now Mr. Buitta is only a half mile away saying that this idea is unique to the area when in fact there is already one in place.

Mr. Buitta responded with a list of things he has done to qualify.

Mrs. Briggs of 590 NH Route 104 asked if it was only a summer place. Mr. Buitta said that it was seasonal. She also asked if they will have a well. He said he would eventually, but for the time being he will have a port-a-potty and a portable Monadnock Spring Water System.

Mr. Wilkins of 576 and 578 NH Route 104 informed Mr. Buitta that there was a gun shop with a shooting range next door to his proposed business site. He was concerned that the shooting might upset Mr. Buitta's customers.

Mrs. Briggs asked about traffic flow. Mr. Buitta said that DOT had issued him a permit.

Mr. Kettenring asked if there were any more audience questions.

Mr. Mertz moved that they continue this item at the next meeting. 6/21/16 at 7. Mr. MacDonald seconded the motion.

**PUBLIC HEARING/
SUBMISSION OF EXPEDITED
APPLICATION**

*Stephen and Deborah Guyer
5 Cottage Lane, Tax Map U-9, Lot
8A3
Expedited Site Plan Review for
Twin Tamarack Condominium
Association*

Last meeting, the board was concerned that a firetruck could not turn around near the house with the addition. Mr. and Mrs. Guyer showed a map where that was possible.

The Guyer's showed a plan of the recorded footage around their cottage.

Mr. Kettenring asked if the board wanted to approve the plan. Mrs. Hiltz made a motion to approve the plan as is. Mr. MacDonald seconded the motion. Vote passed.

The Guyer's asked what the next step was. The board told them they would need to go to the Selectmen's Office.

**PRELIMINARY HEARING/
SUBMISSION OF
APPLICATION**

*Carl Johnson Jr.
Advanced Land Surveying
Jeff and Jennifer Ferland
343 Winona Road Tax Map R-7, Lot
6. 8.64 Acres*

Mr. Johnson said the State Driveway permit was granted on May 4, 2016. He marked the driveway permit on the plan. The plan was also stamped by Mr. Shuey, who is a wetland scientist. He also marked the upland space and the calculated area which was 2.8 acres. This shows that all the town regulations have been met.

Mr. Johnson pointed out that the driveway permit did not require a culvert. This was because the State believes that there is adequate drainage and one will not be needed.

Mr. Kettenring asked if there were any further questions.

Mr. MacDonald moved that the board accepts the application. Mrs. Hiltz seconded the motion. Vote passed.

Mrs. Hiltz moved that they approve the plan. Mr. MacDonald seconded the motion. Vote passed.

OTHER BUSINESS

Mrs. Hiltz mentioned that some properties in town had an abundance of tires, unregistered vehicles and stacked couches.

Mr. Kettenring said that the selectmen are in charge of enforcing the rules about that.

Mr. Mertz said that the only ordinance in existence is a Junk Yard ordinance which limits how many unregistered and/or un-inspectable vehicles that can be on a property.

Mr. Mertz said that the couches were okay as long as they did not become a health or safety hazard.

Mr. Pollock said that he and the police department will be looking into these properties soon.

Mrs. Hiltz also had concerns about a house on Old Bristol Road that has gravel running into the road whenever it rains. Mr. Mertz said he would have Mr. Pollock talk to Mrs. Lucas about it.

OTHER BUSINESS CONT.

MASTER PLAN

Mr. Pollock informed the board that the Conservation Commission looking towards preparing a section of the open space in the master plan for an updated master plan. They talked with the Lakes Region Planning Commission to help put some pieces together. This will help the Conservation Commission with setting its open space priorities. The existing Master Plan does not give the Conservation Commission any direction in future open space issues. He believes that this will be a year long project. They need comprehensive open space plan that will guide the commission and the planning board in land use issues and the opportunity to get grants. He would like to get community input by getting groups of people together. After this is done, it would be presented to the Planning Board.

Mr. Mertz suggested the master plan be generic instead of area specific. He's worried that if the land is desirable, then people would want to develop it.

Mr. Mertz said that he had started working on the master plan, but there are still five other sections. He said that he would continue working on the master plan if other board members would like to help too. Mr. MacDonald and Mr. Broadhurst volunteered to help.

Mr. Kettenring suggested that the team putting the master plan together do it in sections opposed to the whole plan at once.

Mr. Mertz said that they need to add sections to the plan also.

Mr. Mertz asked if there was a night worked for them to work on the plan, They decided on Wednesday nights.

OTHER BUSINESS CONT.

AGRI-TOURISM

Mr. MacDonald said that he went through the zoning ordinances and pulled out the references that the board had talked about that needed to be changed to go along with the Agri-Tourism. He would like to add Agri-Tourism to the agenda for next month.

He pointed out that the zoning ordinances already have some agricultural uses in the multi-use part of town. He said that some are permitted, while some are prohibited. He would like to revise this section.

Mr. MacDonald said that the village district had the same problem.

Mr. Hays said that if a farm has a wedding once in a while, that it would be okay with the neighbors. But if that same farm had a wedding every weekend, neighbors would not like it as much. He wondered what the state said about this issue.

Mr. MacDonald said that the state legislature is proposing that Agri-Tourism be defined as attracting visitors to a working farm for the purpose of eating a meal, making overnight stays, enjoyment of the farm environment, education on farm operation or active involvement in the activity of the farm which is ancillary to the farm operation.

Mr. MacDonald suggested that instead of using special exceptions that they use conditional use and if the phrase conditional use is used then the zoning board has the right to choose if an activity will be permitted.

Mr. Mertz said that using the phrase special exception is “black and white” and that the zoning board would be able to say yes or no more quickly than if the term conditional use was used.

Mr. Kettenring said that if they define special exceptions well enough that the zoning board would not have any issues with it.

OTHER BUSINESS CONT.

Mr. Broadhurst asked if the front cars at Rossi’s were supposed to be moved. Mrs. Hiltz said that sometimes they do. Mr. Broadhurst said that he believes that the board was pretty lenient with this and that now he feels like they are taking advantage of that leniency. Mr. Mertz said that the selectmen will enforce the issue.

ADJOURNMENT

Mr. Kettenring asked for a motion to end the meeting. It was motioned by Mr. Broadhurst to adjourn. It was seconded by Mrs. Hiltz at 8:15. Vote passed.

Respectfully submitted,

Regina Adams