

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES**
Fire Dept Training Room 26 Intervale Drive
NEW HAMPTON, NH 03256

May 18, 2021

MEMBERS

Regular Members: Mr. Kettenring, Mrs. Hiltz, Mr. Broadhurst, Mr. Katz, Mr. Shea, Mr. Shaw

PRESENT:

Alternate Members: Mr. Mertz, Mr. Richard Green
Absent members: Mr. Wes Hays

OTHERS PRESENT:

Planning Assistant Bob Pollock, Town Administrator Neil Irvine, Mr. Kent Brown, Mr. Mario Ferrio and Mr. Mark McDonough.

CALL TO ORDER:

Mr. Kettenring called the meeting to order at 7:00 p.m. Mr. Kettenring appointed Mr. Green to vote in place of Mr. Hays.

MINUTES

**Mr. Shea made a motion; seconded by Mr. Katz to approve April 20, 2021 meeting minutes; Vote was unanimous.*

CORRESPONDENCE

Wetlands Application- Eversource
Wetland permit-by-notification - 16 Chapman Point
Wetland permit-by-notification – 24 Chapman Point
Zoning Board Approval Letter – Septic System

Kent Brown, Brown Engineering LLC on property belonging to 1625 Summer Street Limited Partnership – Continuation of PUBLIC HEARING – NH Route 104, Tax Map U8, Lots 1 & 1A, Site Plan Review self-storage buildings and a commercial use building.

Mr. Brown advised current status of project. Mr. Katz inquired about application for a driveway permit. Mr. Brown indicated that they have not yet applied for one. Mr. Kettenring addressed previous comments from abutters, Mr. Brown will see about meeting with abutters to discuss directly. Mr. Katz stated that Mr. Rudis has requested a Road Safety Audit (RSA) for the area. He advised that RSA would need to be brought to Select Board for review. Mr. Irvine mentioned that concern was brought to Selectboard and upon review, due to low impacts, current project does not meet the criteria for an RSA. **Mr. Katz made a motion, seconded by Mrs. Hiltz to continue Site Plan Review until June 15, 2021. Vote was unanimous.*

Kent Brown, Brown Engineering LLC on property belonging to 1625 Summer Street Limited Partnership – Continuation of PUBLIC HEARING – NH Route 104, Tax Map U8, Lots 1 & 1A, boundary line adjustment and reconfiguration.

Mr. Brown requested agenda item to be tabled until next Planning Board meeting. **Mr. Katz made a motion, seconded by Mr. Shea to continue Boundary Line Adjustment review until June 15, 2021. Vote was unanimous.*

Kent Brown, Brown Engineering LLC on

Mr. Brown presented criteria for Conditional Use Permit (CUP) written in New Hampton Zoning Ordinances Section N Sub-section #8. Mr. Katz inquired about lighting and glare from facility. Mr. McDonough advised new LED lights eliminates glare and are unintrusive. Mr. Kettenring verified that CUP is applicable to the current project of the storage facility not undeveloped commercial lot. **Mr. Katz made a motion, seconded by Mr. Broadhurst to accept the CUP application. Vote was unanimous. *Mr. Katz made a motion, seconded by Mr. Broadhurst to approve the CUP application subject to the*

(Planning Board minutes, May 15, 2021)

property belonging to 1625 Summer Street Limited Partnership – Continuation of PUBLIC HEARING – NH Route 104, Tax Map U8, Lots 1 & 1A, Conditional Use Permit for disturbance of more than 50,000 sq. ft. of area.

final approval of the final site plan. Vote was unanimous.

Mr. Katz reported that Ordinance & Regulations review sub-committee met May 11, 2021. He provided minutes that he will request to be attached to this evening's meeting minutes. He reported that CIP committee met with New Hampton Police Dept. and New Hampton Fire Dept. for input. CIP Committee will be meeting with Public Works Dept. on May 26, 2021.

Review of Standing Committees and changes to Master Plan, Ordinance, and Rules be considered in 2021.

Mr. Broadhurst reported that Master Plan Sub-Committee is currently working on Transportation section. Next Sub-Committee meeting will be on June 7, 2021, at 6:00 p.m.

And any other business that may come before the board.

Mr. Kettenring advised that Election of Officers should have been added as an agenda item. Board agreed it was appropriate to move forward. Chairman Kettenring appointed Mr. Mertz to oversee the election process as interim Chairman. *** Mr. Katz made motion seconded by Mr. Broadhurst to nominate Mr. Kettenring as Planning Board Chairman. Vote was unanimous.** Mr. Kettenring resumed Chair position and inquired about nominations for Vice Chairman. ***Mr. Shea made a motion, seconded by Mr. Broadhurst to nominate Mrs. Hiltz as Planning Board Vice Chairman. Vote was unanimous.**

Mr. Kettenring asked for nominations for Secretary. ***Mr. Katz made a motion, seconded by Mrs. Hiltz to nominate Mr. Shea as Planning Board Secretary. Vote was unanimous.**

Mrs. Hiltz brought up for discussion moving meeting time to 6:00 p.m. ***Mrs. Hiltz made a motion to change meeting time from 7:00 p.m. to 6:00 p.m. Vote was unanimous.**

Adjournment:

***Mrs. Hiltz made a motion, seconded by Mr. Broadhurst to adjourn the meeting at 7:55 p.m. Vote was unanimous.**

Respectfully submitted,
Shana M. Martinez