

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

June 15, 2021

**MEMBERS**

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

**PRESENT:**

Alternate Members: Mr. Mertz, Mr. Richard Green

**OTHERS PRESENT:**

Planning Assistant Bob Pollock, Town Administrator Neil Irvine, ZBA Chair Mr. Paul Tierney, 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. Broadhurst made a motion; seconded by Mrs. Hiltz to approve May 18, 2021 meeting minutes; with the following amendments: In paragraph one, within the third sentence; to add "information is on file and part of the permanent record". **Vote was unanimous.***

**CORRESPONDENCE**

NHDES All Terrain Application Approval- File#210601-080  
ZBA- Notice of Decision #06022021-PSNH  
NHDES Dredge and Fill Permit Approval-File#2019-03226  
Letter from New Hampton Board of Selectmen- Mr. Pollock appointment to Transportation Advisory Committee.  
Email- Mr. Peter Rudis

**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.**

Kent Brown explained the current status of project. He read into the record the following items:

- NHDES Permit AoT-1965 based on plans and application, approved on June 11, 2021 issued RSA 485-A: 17 Alteration of Terrain Aot-1965 with condition. This permit will be part of the Planning Board Record of June 15, 2021.
- NHDOT Driveway permit # 329210A Tax Map U-8 Lot 1, 1B this permit is for the Storage Units only an amended permit will be required for the commercial portion of this project. Kent Brown Read the permit into the record. This permit will be part of the Planning Board Record of June 15, 2021.
- The applicant for the NHDES Dredge and fill Permit has requested for more information. They have supplied the additional information and are waiting for an answer.

Mr. Brown inquired about any additional comments and concerns from Board prior to resubmitting NHDES Dredge and Fill Permit. Board advised that there were none.

**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 asked the Planning Board to continue review of this application at July 20, 2021 meeting at 6:00 p.m.

*\*Mrs. Hiltz, made a motion seconded by Mr. Katz to continue the hearing on this application until next Planning Board meeting on 7/20/2021. **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, Conditional Use Permit for disturbance of more than 50,000 sq. ft. of area.**

Mr. Kettenring advised that the Mr. Brown submitted and read into record full responses to each question which can be found below, at the May 18, 2021 meeting:

Conditional use permit

Criteria Required for Consideration of a Conditional Use Permit:

- a. Consistency with the Master Plan: The proposed plan is consistent with the vision for the area as set forth in the Master Plan.

This development will create a positive effect on the tax burden of the town by taking an undeveloped parcel of land and creating a commercial use that will have very low needs for community services. (Chapter I Vision)  
The undeveloped parcel is not being used for agriculture (Chapter III Land Use 3.1) The site is not in a historic or rural portion of the town (3.2). The requirement of an Alteration of Terrain Permit and a Dredge and Fill Permit from the New Hampshire Department of Environmental Services ensures that the highest standard of preservation of wetlands and water resources is achieved (3.3). This includes a wildlife assessment by a wildlife biologist.

- b. Site suitability: The site is suitable for the proposed use. This includes:
1. Adequate vehicular and pedestrian access for the intended use.

The development has direct access to Route 104. Meetings with the NHDOT indicate that another driveway permit will be available for the proposed use.

2. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools and other municipal services.

There is no residential component to the proposed development so there will be no impact to the school or busing required. Pedestrian access will be limited to the travel from the customers vehicle to the storage unit which will occur on the paved parking/access areas. The developer and I have had meetings with the Fire Chief and made adjustments to the plan based on his input.

3. The absence of environmental constraints (floodplain, steep slope, etc.)

The site has no steep slopes and is not in the flood plain.

4. The availability of appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and similar utilities.

On site wells and septic systems will be used. There is power along the frontage of the site. Storm water disposal has been designed to address storm water detention, infiltration and treatment per the requirements of the New Hampshire Department of Environmental Services.

- c. Internal impacts: The external impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone.

The site is located on the Route 104 corridor connecting Route 93 in New Hampton to Route 3 in Meredith. The site is located in the Business commercial district. There are existing businesses and single-family homes in the area. A 50 foot buffer of trees has been maintained between the project and the right of way along route 104. The storage units will have a minimal traffic impact and will not create noise, odors, vibrations, dust, or fumes. The exterior lighting will be downward focus lights which are intended to minimize glare.

- d. Character of the site development: The proposed layout and design of the site shall not be incompatible with the established character of the neighborhood and shall mitigate any external impacts of use on the neighborhood.

The existing uses in the vicinity of the existing site include a Motorcycle service and sales center, a retail unfinished furniture business, and a restaurant. There are also residential uses in the area. There is a 100' building setback to the Right of Way for Route 104, as well as a 50 foot vegetative buffer along Route 104. All parking will be onsite and there is no need for pedestrian access to and within the site.

- e. Character of the buildings and structures: The design of any new buildings or structures and the modification of existing buildings or structures on the site shall not be incompatible with the established character of the neighborhood.

The buildings will be a low profile pitched roof storage building typical of the industry. The colors will be tan and green in order to blend into the tree background.

- f. Preservation of natural, cultural, historic, and scenic resources: the proposed use of the site, including all related development activities, shall preserve identified natural, cultural, historic, and scenic resources on site and shall

not degrade such identified resources on abutting properties.

No cultural, historic, or scenic resources have been identified on this or the abutting sites. Natural resources such as wetland soils have been identified and the design of the site is protecting the wetlands as much as is possible while developing the site.

- g. Impact on property values: The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

The low impact nature of the proposed development combined with the 50' vegetated buffer will limit any negative impact to the existing property values. This project will not cause "a significant decrease in property values".

- h. Availability of Public Services & Facilities: Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage and other necessary public or private services, are approved or assured, to the end that the use will be capable of proper operation.

There is public electric and phone available along the frontage of the property. The sewer and water will be provided by onsite septic and well systems which will be approved by the New Hampshire Department on Environmental Services Subsurface Bureau.

- i. Fiscal Impacts: The proposed will not have a negative fiscal impact on the Town unless the Planning Board determines that there are other positive community impacts that off-set the negative fiscal aspects of the proposed use.

The project is located off of a private driveway and will be privately maintained and will not put a burden on the Town in terms of maintenance. There is no residential component so there will be no impact on the school system. This project will create a positive effect on the tax burden of the town by taking an undeveloped parcel of land and creating a commercial use that will have very low needs for community services.

Board agreed that all items and conditions of the permit were met at May 2021 meeting. Responses will be included in the Conditional Use Permit and recorded in the Belknap County of Registry Deeds. Mr. Broadhurst advised that approval was unanimously approved by the Board in May 2021 meeting. Mr. McDonough asked about next steps once permit approval are received. Mr. Kettering advised that once all NH State permits are on file, final plans will be reviewed by Planning Board for approval.

**Discussion on Special Exception Criteria in the Flood Hazard District.**

Mr. Tierney brought up for discussion Special Exception Criteria Section in the Flood Hazard District. He provided some recommendations to the special exceptions regarding Pemi Flood Overlay district and requirements of the General Residential (GR) zone. Mr. Tierney recommends taking and adding site specific criteria. Mr. Katz asked about referring to GR criteria in relation to the Pemi Flood District. Mr. Irvine gave clarification regarding over-lay districts and how rules apply from the primary zoning districts. Mr. Kettenring recommended amending language under Section IV page 26 under Special Exceptions to read "except for the following items, the GRA would not apply" and to provide a list of items to Regulations Sub-Committee for review. Mr. Tierney will provide language for review.

**Discussion on RSA 674:39, Five-Year Exemption on Planning Board approvals**

Mr. Kettenring brought for discussion various issues regarding conditions applicable to approvals and timeframes of permits. There was recommendation of open items attached to the monthly agenda along with a spreadsheet to keep accurate records. Mr. Pollock suggested referencing dates, and record of conditions under notes section of subdivision/site plan. Board is in agreement and suggestions will be implemented.

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

Mr. Broadhurst gave update in detail of Transportation Section of Master Plan. He asked Board to review draft and provide feedback and comments.

Mr. Katz presented flow chart of proposed zoning changes and suggestions. He is currently working on draft proposal of Solar Zoning Ordinance. Mr. Katz requested a working session in August 2021 to discuss current ordinances that are being drafted at this time with a final review in September 2021.

**And any other business that may come before**

None

**the board.**

**Adjournment:**

*\*Mrs. Hiltz made a motion, seconded by Mr. Broadhurst to adjourn meeting at 7:22 p.m. Vote was unanimous.*

*Respectfully submitted,  
Shana M. Martinez*

DRAFT