

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

June 19, 2018

MEMBERS PRESENT:

Mr. Kettenring, Mrs. Hiltz, Mr. MacDonald, Mr. Hays, Mr. Broadhurst, and Mr. Katz, Mr. Mertz, and Alternate members Ms. Peterson and Mr. Shea were present.

OTHERS PRESENT:

Permitting Assistant Mr. Pollock

CALL TO ORDER:

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

MINUTES

There were none.

CORRESPONDENCE

Letter from Selectmen to NHDES Wetlands Bureau; re: Snake River Prime Wetlands designation – request approval.

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.

Mrs. Hiltz made a motion, seconded by Mr. Katz, to continue this hearing to July 17, 2018 at 7:00 pm. Vote was unanimous.

SIGNING OF PLANS

Sally Stevens Rev. Trust & n William & Sheila Guinther, 110 & 84 Sky Pond Road, Tax Map 8, Lots 11A & 11B, boundary line adjustment.

The board signed the plans.

PRELIMINARY HEARING/SUBMISSION OF APPLICATION

Scott Buitta, on property belonging to Scott Buitta & Marcos Coli, 599 NH Route 132N, Tax Map R5, Lot 5; Amendment of previously approved Site Plan.

Mr. Buitta was present.

Mr. Kettenring advised the applicant wants to add additional space for seating and addition of a smoke box.

He read into record an email from Chris Bell, Traveling Texas Smokeshop, asked when the town would review the previous conditions placed on the approval for the site plan prior to approving any amendments. Mr. Bell pointed out other non-compliances on the property and the subsequent planning board meetings that resulted. Mrs. Lucas had advised Mr. Bell that the Planning Board and Selectboard would handle non-compliance issues.

Mr. Buitta explained his current plans shows the buildings in place, where he wants to put a smoke box and additional picnic tables. He said he spoke with the Fire Chief about the smoke box. Mr. Buitta said the box is considered Class 1 and received a permit for it; it has a steel floor and would be placed on a 10'x10' sand area, extinguished at the end of the business. The proposed picnic area is closer to the road

where there is a flat area. There are a total of 11 tables on the property. He said there are picnic tables further back on the property which are not being used. He said he has his food license and health issuance. He said the Health Officer has visited the site. He clarified for the board what is existing vs what he is proposing. He is moving picnic tables from one area, to the front of the property. It was noted that the proposed tables and smoke box were put in place prior to approvals, and the town advised Mr. Buitta to remove them and apply to amend his previous site plan. Mr. Broadhurst noted "The Pit" is spray painted on a lean-to and didn't know if this was an issue.

Discussion on what changes have taken place since the first site plan approval:

1. Proposed wood shed and 2 proposed lean-to, which were not on original plan, but noted in a site visit in 2016. These were asked to be placed on the plan.
2. Picnic tables left side of driveway, were not on original plan.
3. Smoke box was not on original plan.

There was a question why some items on the plan say "proposed", as they actually exist on site while others are not listed as "proposed" when they should be. Mr. Buitta said it was an error by the engineer. Mr. Buitta said the engineer added the 2 lean-tos that were previously approved, the smoke box and the new picnic area. Mr. Kettenring asked if the 24'x24' storage area was on-site and Mr. Buitta said it was. Mr. Buitta confirmed that no cooking goes on in the smoke box. Mrs. Hiltz expressed concern with someone walking up to the smoke box as it's not in a protected area. Mr. Buitta said there's a sign that says "employees only" which is for the right side of driveway and he watches the property. The board stressed to Mr. Buitta that the plan needs to show – what is on the property, not saying "proposed" when it is on site.

Mr. Kettenring suggested a site visit to confirm what is on the plan - is there, and to ensure there is nothing on the site - that is not on the plan. After discussion the board agreed that the drawing should then be updated to be an "as built" plan after the board visits the site to determine approval of the proposed amendments.

There was question whether the smoke box, as it's for attention getting, is considered a sign. Mr. Buitta said he has two "open" flags and an American flag and wanted to know if the American flag created a violation. Supreme Court ruling doesn't differentiate between flags, whether it is American flag or an "open" flag, therefore only 2 would be allowed. Mr. Buitta pointed out that the nursery has more than 2 flags.

The board agreed to perform a site visit to 599 NH Route 104 on 6/22 at 8:00 am.

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

Mr. Mertz advised the sub-committee will meet with the Conservation Commission on adoption of their Open Space Plan into the Master Plan but the commission will not be meeting during the summer.

Mr. Kettenring advised that as there will be discussion on regulations for transferrable development rights which could affect the

Commission's Open Space Plan. It was noted a drawing in the Open Space Plan doesn't accurately reflect the zoning districts.

Mr. Mertz advised the next sub-committee meeting would be 7/9/18 at 6:00 pm.

**DISCUSSION ON CIP
COMMITTEE UPDATE PROCESS**

Mr. Katz said notification has been provided to department heads, soliciting their capital equipment requests, suggesting 4 meeting dates. Mr. Katz invited Ms. Peterson and Mr. Shea to attend. There was discussion on obtaining a list of what facilities the town owns and whether improvements are needed.

**BONDING REQUIREMENT -
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.*

Estimate by engineer Gerald Lang for the bond for restoration purposes totals \$361,838, \$6,700/acre. Mr. Pollock advised that Mrs. Lucas expressed concern with the amount being based on what is excavated currently vs what will be excavated after the expansion. Further review needed.

Mr. MacDonald made a motion, seconded by Mr. Katz, to continue this hearing to July 17, 2018 at 7:00 pm. Vote was unanimous.

**DISCUSSION ON ROAD
CONDITIONS AND PREMATURE
SUBDIVISIONS**

Mr. Katz reviewed draft language to address premature development, suggesting consolidation of technical requirements. Mr. Kettnering advised that the traffic table for roads should explain #of lots to traffic count. Mr. Katz suggested input from department heads and suggested consideration of impact fees.

**DISCUSSION ON
TRANSFERRABLE
DEVELOPMENT RIGHTS**

Mr. Katz reviewed draft language for transferrable development rights. There was discussion on credits and receiving areas in town, difficulty in determining credits a property may be able to offer. It was noted that the Planning Board be working towards creating regulations based on the ideas in the Master Plan including transferrable development rights. The board agreed to take this under advisement and consider a sub-committee.

OTHER BUSINESS

- Mr. Kettnering said a realtor is asking the board to define whether R4, lots 59, 79, & 79A were completely in the BC2 District. The board agreed they were all within BC2.
- Mr. Broadhurst advised there needs to be an update on pg. 56 of the Zoning Ordinance that references the yellow pages.
- Mr. Katz said that LRPC advised that their meeting that the EPA has grants for improving contaminated properties.

ADJOURNMENT

Mr. Hays made a motion, seconded by Mr. Hiltz, to adjourn the meeting at 9:05 p.m. Vote was unanimous.

Respectfully submitted,
Pamela Vose