

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

June 21, 2016

**MEMBERS PRESENT:**

Regular members Mr. Kettenring, Mr. Hays, Mr. Broadhurst, and Mr. Mertz were present.

**OTHERS PRESENT:**

Town Administrator Mrs. Lucas and Permitting Assistant Mr. Pollock

**CALL TO ORDER:**

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

**MINUTES**

4/19/16

Mr. Mertz made a motion, seconded by Mr. Hays, to approve the minutes as written. Vote was unanimous.

**CORRESPONDENCE:**

1. ZBA Notice of Decision – Denial of a Variance for a shed to be constructed within a side setback of a property line for Brian Perreault.

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

*Michael Sharp; NH Route 104 &  
Riverwood Drive; Tax Map U-17,  
Lot 55 – Site Plan Review for health  
focus facility.*

Mr. Pollock advised the applicant is still awaiting review of the driveway permit from NHDOT.

Mr. Mertz made a motion, seconded by Mr. Broadhurst to continue this item to 7/19/16 at 7:00 pm. Vote was unanimous.

**(Cont) PRELIMINARY  
HEARING/ SUBMISSION OF  
APPLICATION:**

*Scott Buitta, property owned by  
G10 LLC, 599 NH Route 104, Tax  
Map R-5, Lot 5; 6.3 acres, Site Plan  
Review.*

Mr. Buitta was present. He confirmed with the board that NHDES sent documentation releasing issues relative to a previous Alteration of Terrain application. He advised he is waiting for the engineer to revise the plans to reflect a smaller parking area, created a wood shed and defined the smoking area, and removed development within the setbacks.

Mr. Mertz asked what the status was of beer sales. Mr. Buitta advised he is working on getting state licensing for food service prior to seeking further approvals.

Resident Thomas Deturk asked if there would be a septic system installed, and Mr. Buitta said there would be sometime in the future.

Mr. Mertz made a motion, seconded by Mr. Hays to continue this item to 7/19/16 at 7:00 pm. Vote was unanimous.

Mr. Kettenring advised that revised plans need to be submitted 15 days prior to the next meeting.

**PRELIMINARY HEARING/  
SUBMISSION OF  
APPLICATION:**

*Rodney & Elizabeth Bascom and  
Laurence Blood Jr., 204 Pinnacle*

Engineer Bryan Bailey and Mrs. Bascom were present.

Mr. Bailey said the property owners wish to reconfigure the 2 lots into 3 lots. As the board had been concerned with access to the back lot having any significant slopes Mr. Bailey advised this is not the case. Mr. Bailey said he

(Planning Board, February 16, 2016, cont.)

Hill Road, Tax Map R-4, Lots 19A & 19B; 93.96 acres, subdivision and reconfiguration of 2 lots into 3 lots.

obtained driveway permit approvals, not noted on the plans, but to be added. He said this creates 5.1 acres for the Bascom's property with their home and the brother's vacant lot, and the remaining 20 acre rear lot. He advised soil and slope calculations reflect the required lot sizes for all lots.

Mr. Mertz asked what the length of the lots were as there was a 4:1 ratio limitation on depth versus road frontage. As the rear lot is more than 10 acres this limitation does not apply, but is an issue for the two 5.1 acre lots, therefore a waiver would be necessary. Mr. Mertz pointed out that making changes to meet the 4:1 ratio would mean the lots would drop below 5 acres (on two) and state subdivision approval would be necessary.

Mr. Kettenring asked Mr. Bailey to reflect the building setbacks on the plans.

Mrs. Bascom asked how current use would be affected. Mrs. Lucas advised that this depends on how and when each parcel is sold and may require further clarification by NHDRA.

Mr. Bailey submitted a written request for a waiver from the 4:1 ratio limitation, pointing out the average calculation for each of the 5.1 acres, adding that the lots are not perpendicular to the road. He stated that one lot would be 4.3:1 and the other a 5.3:1 ratio to allow the appropriate acreage of 5+ acres for each of the smaller lots, given the total frontage available for the 3 lots.

There was discussion on the waiver noting that if the two 5.1 acre lots were reduced to 3 acres, they would still have adequate frontage, therefore the additional acreage was a bonus that would not affect a denser development.

Mr. Mertz made a motion, seconded by Mr. Hays, to accept the application as complete.

The board made the following findings on the request for the waiver:

1. The road frontage on the two 5.1 acre lots exceeds the subdivision requirements.
2. The two lots would meet the 1 acre minimum on each if they were reduced in depth to meet the 4:1 ratio.
3. Given the configuration and topography of the current Bascom residence and the other lot.

Mr. Mertz made a motion, seconded by Mr. Broadhurst, to approve the waiver for the 4:1 ratio. Vote was unanimous.

Mr. Kettenring advised that Tax Map R-4, Lot 20A ownership shown on the plans is incorrect and needs to be changed. Mrs. Lucas advised that the signature block needs to be enlarged so all members present can sign.

Mr. Mertz made a motion, seconded by Mr. Broadhurst, to approve the final plan with the following conditions:

1. Correct ownership on Tax Map R4, Lot 20A
2. Increase size of signature block
3. Show setbacks from property lines on plan.

Vote was unanimous.

(Planning Board, February 16, 2016, cont.)

**Agritourism**

*Workshop overview*

Mr. Mertz made a motion, seconded by Mr. Hays, to continue this discussion to July 19, 2016 at 7PM. Vote was unanimous.

**MASTER PLAN UPDATE**

Mr. Mertz made a motion, seconded by Mr. Broadhurst, to table this discussion until after the conceptual discussion.

**INFORMATIONAL/  
CONCEPTUAL**

Pete Cormier was present and said he sells retail sheds and is interested in leasing the Hilshar property on a year by year basis, to display and sell sheds on NH Route 104, Tax Map R4, Lot 92A. Retail hours are typically 10am to 4 pm with no outside lighting.

Mr. Mertz advised that a new state driveway permit would be required for a change in use. Mr. Kettenring advised the amount of outdoor display would need further review, and a variance may be necessary. Asked if an office would be on site, Mr. Cormier said there would be a building for sale they would use to get out of the elements.

Mr. Mertz pointed out a previous condition for a different use on that site was that fencing be installed along Route 104 for curb appeal and to discourage pedestrians near the drop-off in elevation, and asked Mr. Cormier to consider that. Mr. Broadhurst advised a Conditional Use Permit may be necessary. Mr. Kettenring reviewed minimum items required for Site Plan review including information relative to access for customers and deliveries and input from Fire and Police. There was discussion on how to interpret the areas of each building for sale and their layout on the parcel, relative to the limitation of outside display/storage. As Mrs. Lucas suggested, Mr. Cormier agreed to come in and meet with Permitting Assistant Mr. Pollock to review the Zoning Ordinance and site plan regulations further.

**MASTER PLAN UPDATE**

Mr. Mertz advised he did not have anything prepared for this meeting but will schedule a sub-committee meeting for July. Mr. Broadhurst said that at a recent Planning and Zoning Conference he learned that help with Master Plans can come from regional planning commissions or possible grants through UNH. The board suggested revising it by section and review other towns which have a plan that mimics New Hampton's desires. Mr. Pollock said the Conservation Commission is working with LRPC on an Open Space section of the Master Plan.

**OTHER BUSINESS**

Mr. Pollock distributed copies of information from the conference relative to agritourism, for review prior to the next meeting.

**ADJOURNMENT**

At 8:55 pm, Mr. Hays made a motion, seconded by Mr. Mertz, to adjourn. Vote was unanimous.

Respectfully submitted,  
Pamela Vose