

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES**

Fire Dept Training Room 26 Intervale Drive
NEW HAMPTON, NH 03256

July 20, 2021

MEMBERS PRESENT

Regular Members: Mr. Kettenring, Mrs. Hiltz, Mr. Broadhurst, Mr. Katz, Mr. Shea, Mr. Shaw, Mr. Hays and Alternate Members: Mr. Mertz

OTHERS PRESENT

Planning Assistant Mr. Pollock, Town Administrator Mr. Irvine, Fire Chief Lang

CALL TO ORDER

Chairman Kettenring called the meeting to order at 6:00 p.m.

MINUTES

Mr. Katz made a motion; seconded by Mr. Shea to approve 6/15/21 minutes with the following amendments:

- Page 2, at top: strike “the” before “Mr. Brown”.
- Page 1, under Correspondence, 1st line: NHDES “All Terrain...” should be changed to “Alteration of Terrain...”.

Vote was unanimous.

CORRESPONDENCE

Copy of letter to Kent Brown from Planning Board Chair explaining process of application formalized at the meeting on 6/15/21.

Letter to Town Departments from NHDOT - re: town bridge #20-40 hazardous railroad bridge and its removal.

CONTINUATION PUBLIC HEARING

Kent Brown, Brown Engineering LLC on property belonging to 1625 Summer Street Limited Partnership - NH Route 104, Tax Map U8, Lots 1 & 1A:

- *Site Plan Review self-storage buildings and a commercial use building.*
- *Boundary line adjustment and reconfiguration.*

Mr. Kettenring read into record an email from engineer Kent Brown asking for a continuance on both of their agenda items until the meeting of 8/17/21 while they await state approvals.

Mr. Katz made a motion, seconded by Mr. Shea to continue these agenda items until 8/17/21 at 6:00 p.m. Votes were unanimous.

PUBLIC HEARING

PSNH d/b/a Eversource Energy; Tree trimming/removal on Designated Scenic roads – Pinnacle Hill & Ridge Roads

Mr. Kettenring advised this hearing is pursuant to RSA 231:158 as PSNH will perform tree trimming and removal on Pinnacle Hill and Ridge Roads.

Eversource Energy Arborist Richard Sullivan was present stating they seek permission to perform maintenance trimming and removal of hazard trees along the roads designated as scenic. Trimming happens every 3-4

years with specific guidance on what is taken around the transmission lines. There are 4 locations where there are hazard trees to be removed.

Resident Roger Leighton asked about 2 large elms that should be removed expressing concern with it possibly damaging his rock wall. Mr. Sullivan advised Mr. Leighton that the contractor will be cautious in removing the trees.

Asked what the schedule is and Mr. Sullivan said it will likely be within a month after approval is given and property owners were advised and offered the chance to give input or ask questions.

Mr. Pollock reminded Mr. Sullivan of a tree that was split during their last trimming and it wasn't cut, stating that is getting worse. Mr. Pollock also advised that the Public Works Dept is planning some paving in the same area and expressed concern with this tree trimming possibly doing damage to new pavement. Mr. Sullivan said he would contact the Director Mr. Boucher to find out when that would be but said impact is minimal.

Mr. Katz made a motion, seconded by Mrs. Hiltz to permit this activity. Vote was unanimous.

**INFORMATIONAL/
CONCEPTUAL**

Mark Anderson (property belonging to Fuller Rev Trust of 2005) – NH Route 104, Tax Map R4, Lots 79 & 79A, feasibility of sports complex in BC-2 District.

Mark Anderson and Jeff Christen were present. Mr. Anderson explained he is interested in purchasing this property on Route 104 and had spoken previously with Town Administrator Mr. Irvine about the need for some kind of sports center in this central region and was told to speak with Planning Board. Mr. Anderson said it would likely be disturbance of 130,000 sq. feet with two steel structures, one for indoor field and the other for basketball courts. He said it would be good for youth activities, with easy access from the highway, and would be open all year. He said the influx of children and parents would bring the need for accommodations, restaurants, and activities in the area. They reached out to a property owner in the Mixed Use District, but they are not interested in selling. They also want to form this as a non-profit, who would own and operate. Mr. Sullivan said they may also allow other types of groups use the facility.

Mr. Katz advised that this is not a permitted use so the property owner would need to request a Variance and possibly a Special Exception from the Zoning Board of Adjustment. If approvals were given there would be a Planning Board process.

Mr. Mertz advised there is a snowmobile trail that runs through the property but Mr. Sullivan said he would not want to prohibit that same use.

Mr. Katz express concern with the traffic impact in that vicinity.

Fire Chief Lang said his concerns would be with numbers of athletes and spectators attending.

Review of Standing Committees

Master Plan Sub Committee:

Mr. Broadhurst said they are working on the Transportation Chapter, for which a draft will be provided to members to give their input. The sub-committee agreed to add a meeting date of 8/2/21 in addition to the other scheduled meetings. Mr. Broadhurst mentioned possible inclusion of electric charging station and the drafting of that language.

He said he had looked on the Town Website and found the Master Plan provided was from 2019 so he contacted the Selectmen's Office to advise them of the most recent update in April and was advised there was no Public Hearing for that update. This will now need to be done through the appropriate process.

Capital Improvement Plan Sub Committee:

Mr. Katz advised CIP is work in progress.

Zoning Ordinance and Regulations Review Sub Committee:

Mr. Katz distributed minutes from their most recent meeting reviewing discussion on:

Excavation Ordinance with RSA reference updates, enforcement and obligations of the Planning Board with some being delegated to the Town Administrator. Mr. Katz advised they may invite some excavation companies to meet with the Sub Committee to discuss reclamation costs as the prior ordinance is form 1992.

Solar portion of ordinance - Mr. Katz said Mr. Shaw has offered to help with draft language.

Groundwater portion of ordinance was discussed with Conservation Commission but will not be ready for any warrant articles in 2022.

Access Management memo – awaiting input from NHDOT.

OTHER BUSINESS

Mr. Hays advised he would step away as a member of the board to create additional parking area for his commercial lot on Route 132N. Mr. Kettenring said he would need submit a simple drawing so the board could determine what level of Site Plan review would be necessary.

ADJORNMENT

Mr. Katz made a motion, seconded by Mrs. Hiltz to adjourn at 7:06 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose