

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

June 18, 2013

MEMBERS PRESENT:

Mr. Kettenring, Mr. Mertz, Mr. Luciano, Ms. Gregg, Mr. Irvine, Mr. Joseph, Mr. Fielding, and Mr. Conkling (7:03 pm) were present.

OTHERS PRESENT:

Mrs. Lucas, Town Administrator, Fire Chief Drake

CALL TO ORDER:

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

Mr. Kettenring appointed Mr. Fielding to vote in place of Mr. Love.

MINUTES:

5/21/13

Mr. Mertz made a motion, seconded by Mr. Luciano, to accept the minutes with the following change:

1. Pg. 4, last paragraph - "for the purpose of installing one 30-gallon propane tank" needs to be changed to "one 30,000 gallon".
2. Under *Call to Order* - "Mr. Kettenring", not Mr. Irvine, appointed Mr. Joseph as a voting member.
3. Under *Annual Election of Officers* it should be stated that Mr. Kettenring turned the meeting over to Mr. Irvine prior to the motion and vote for election of the Chairman. After the election of the Chairman the meeting Mr. Irvine turned the meeting back over to Mr. Kettenring prior to the motion and vote for Vice-Chairman.
4. Pg.3, last paragraph - "Mr. Kettenring _ the Planning Board" should have the word "advised" before "the".
5. Pg. 6, prior to adjournment the discussion relative to agricultural use should be under "Other Business".

The motion passed.

CORRESPONDENCE:

1. Copy of a letter dated 5/23/13, from the Selectmen to David Drake, advising him that they had received his letter related to outside storage at Country Cottage and had found the owner to be in compliance with town approvals, regulations, and ordinances.
2. Copy of a letter dated 5/30/13, from the Selectmen to Mr. Drake advising him that his construction of a sign exceeds the size limitations in the ordinance and has also been installed off-premise, which is only allowed temporarily.

3. Copy of a letter from NH DES for a Minimum Impact to Wetlands submitted by PSNH for work being done at the Ayers Island Dam.

MASTER PLAN UPDATE

Mr. Mertz made a motion, seconded by Mr. Irvine, to table discussion on the Master Plan to later in the meeting. Vote was unanimous.

**Cont. - PUBLIC HEARING/
ABUTTER'S HEARING**

Paul Rossi, applicant, Onorio & Filomena Rossi, property owners (Rossi's Restaurant); 322 NH Route 104; Tax Map R-11, Lot 10 – site plan review for used vehicle sales

Paul and Onorio Rossi were present. Paul advised the board that the ZBA denied their application at the rehearing on June 5, 2013.

Mr. Irvine made a motion, seconded by Mr. Conkling, to deny the application without prejudice. Vote was unanimous.

Mr. Kettenring advised that the applicants could reapply at a later date. Mr. Irvine stated that as the 10% rule in the ordinance has come up often in the last several years and advised there will be further discussion on this restriction. Mr. Kettenring explained that any changes to the zoning ordinance would go through a hearing process and would be brought before the voters for approval.

**PUBLIC HEARING/
ABUTTER'S HEARING**

Town of New Hampton (applicant) and New Hampton Village Precinct; Intervale Drive; Tax Map U-2, Lots 4 & 5 – boundary line adjustment

Mrs. Lucas advised that boundary line adjustment is to correct the encroachment of the Village Precinct equipment onto the town's property. This was discovered during the construction of the Public Safety Building. Voters approved the boundary line adjustment in March. The adjustment is for .03 acres to go to the Village Precinct. Mrs. Lucas advised that it was the Village Precinct who gave the town the original lot for the old Fire Station.

Mrs. Lucas said that the PSNH easement area has also been adjusted. She advised that the town was allowed to construct within the PSNH ROW as long as the town provided additional easement area for PSNH to place an additional pole if needed. This was also approved by voters.

Robert Barry, Precinct Water Commissioner, thanked the town for making the adjustment. He advised that one of the bounds may have been covered during construction and asked that it be remarked in some way. He said he would like to advise the town of some utility lines that have been removed and notes relative to an easement that doesn't exist, and that these should not be shown on this plan. Mrs. Lucas advised this discussion will need to take place with the Selectmen.

Mr. Mertz made a motion, seconded by Mr. Fielding, to approve the boundary line adjustment. Vote was unanimous.

INFORMATIONAL/CONCEPTUAL

Jeremy Hiltz was present. He advised that his property on

MEETING:

Jeremy Hiltz, use of Class VI for access purposes on Clement Road, pursuant to RSA 674:41 I.c #1-3; Tax Map R2, Lot 4

Clement Road which is Class VI and he wishes to construct a house there. Mr. Kettenring said it was his understanding that some improvements have been made on the roadway which Mr. Hiltz confirmed. Mr. Hiltz said it was his understanding that a waiver releasing the town from responsibility of the road, may be required. Mr. Kettenring asked if he was willing to bring the road up to town's standards. Mr. Hiltz said he hoped it would not be necessary as his driveway would only be 150' past the Clement driveway. The board discussed whether a release of liability would be required and that the Selectmen have not issued building permits unless it is for a non-habitable structure under a certain square footage. There was discussion of bringing the road to town standards, short of pavement, which satisfies the Public Works Director and Selectmen.

Kevin Lang, Deputy Fire Warden, mentioned a home that was constructed in New Hampton, but accessed from Meredith, that was very difficult to access with emergency vehicles, as he couldn't understand why a building permit was issued. Mrs. Lucas advised that in that case the landowner purchased frontage on a Class V road in order to get a building permit, and subsequently constructed a driveway that was difficult.

Mr. Hiltz said the roadway to his lot is in very good condition. Mr. Kettenring advised that as the roadway could continue past his lot, so therefore the Planning Board would want to have Mr. Hiltz bring the road up to town specifications. Mrs. Lucas explained that Clement Road is Class VI, but in order for the newest home to have been constructed a portion of the roadway was brought up to standards acceptable to the road agent and Selectmen.

Ms. Gregg made a motion, seconded by Mr. Mertz, to bring the road up to town standards or to the satisfaction of the Public Works Director and Selectmen, recommending that a building permit be approved with this condition. Vote was unanimous.

Mr. Irvine advised that there have been issues that have come up recently which has led him to believe the ordinance should be looked at to better determine its original intent, determine if there's specific uses that the town does not want and specify that more clearly, and to add better definition.

Some uses to review more closely include:

Agricultural use in the Village District, as it's implicitly allowed unless it is stated otherwise.

Definition of an "Inn"

10% limitation on outdoor display

50% lot coverage

Temporary Use by Special Exception

Village Precinct section, as it was accepted into the town

Possible changes to the Zoning Ordinance for 2014

ordinance with little change, focusing on home occupation.
Temporary signage
Agricultural use in the business districts
Landscaping standards in commercial districts where buffers
have been required.

Mr. Irvine said he would be meeting with some ZBA members to determine the areas where limitations are repeatedly affecting property owners who seek relief from the ZBA.

OTHER BUSINESS:

*Resource Management Industries,
Tax Map R11, Lot 24*

Charley Hansen and Shelagh Connelly, from Resource Management Industries, were present. They advised they had recently purchased the property where they've been managing residuals for about 20 years. They would like to construct a structure for processing materials, which is preferred by NH DES. The impermeable fabric building would be adjacent to the asphalt plant and closed on one end. It would be on asphalt and be bolted to the ground. Ms. Connelly said they were looking to determine what level of site plan review would be required.

Mr. Irvine pointed out the fact that currently the mixing of material is not being done near the asphalt plant and Ms. Connelly advised that they have moved that area to be near the plant, temporarily, while they construct the enclosure. Mr. Fielding asked about the size of the structure and Mr. Hansen advised they had discussed 90' by 200' but it will likely be less than that. They are also considering two structures, one for mixing and one for storage.

Mr. Mertz advised that regardless of the level of site plan review needed he expressed his appreciation for the plan for a structure which would be favorable for the environment.

Mr. Irvine asked if it is an issue that there would be two uses on one lot and Mr. Kettenring advised that these 2 uses have been going on a long time. Mr. Kettenring stated that this proposal is an improvement to an existing use.

It was the consensus of the board that this could be handled with an expedited Site Plan review.

Mr. Mertz asked if this proposed structure could be seen from the road and Mr. Hansen said it would be visible. Mr. Hansen also advised that they may want to plant some evergreens to keep the site less visible.

Mr. Fielding asked if there any plans for installation of bathroom facilities. Ms. Connelly stated that the asphalt plant building has facilities and they are not planning any additional facilities.

Mrs. Lucas advised that RMI is in the process of doing a hydro-geological study to determine placement of monitoring wells (for the groundwater and the brook) and asked Mr. Hansen of the timing of these safeguards relative to the Site Plan application. Mr. Hansen said that the monitoring is done through a facility permit and these new wells have been installed and a report will be generated from these new locations. Mr. Hansen advised that this report should be ready for NH DES review at the end of summer. Mr. Hansen stated that they wish to have the materials in the structure for November 15th, following next year with reclamation of the area previously used for processing.

Mr. Hansen and Ms. Connelly were advised to contact Fire and Police Chiefs once they've filed their application as their input would be required for the expedited review.

Donald Bergeron, Tax Map R7, Lot 47

Donald Bergeron advised they wish to subdivide their 10 acre lot, which presently has two homes, one of them being a mobile home. The mobile is now empty and he would like to subdivide that as a separate lot and sell it. Mr. Bergeron said that there is someone interested in purchasing it and he has engaged a surveyor. He advised that a previous survey established a boundary line with an abutter. He sketched his idea on the subdivision and it was noted that there was sufficient road frontage. Mr. Bergeron advised that there were two separate septic systems. He did not know the acreage amounts for each lot and said there were some wetlands that would affect lot sizing. Mrs. Lucas told Mr. Bergeron that the lot line created would need to ensure that the existing structure and septic system setbacks distance to the property lines were maintained.

LRGHealthcare Grand Opening

Mr. Joseph advised that there was going to be a grand opening of the new LRGHealthcare office in Exit 23 Plaza on June 19th, in the evening.

Meeting room white boards

Mrs. Lucas advised that the Fire Department obtained the two white boards in the meeting room, from New Hampton School.

Fitness trail

Plans for the Fitness Trail being are being laid out by a forester engaged by the Conservation Commission. This forester will oversee anyone who is hired or who volunteers to work on the project.

MASTER PLAN UPDATE

Mr. Mertz advised he is creating a draft Vision and would like it to be easier to find in the Master Plan. He will be comparing the previous statistics to the recent ones. Besides making appropriate changes to chapters the board can develop an Economic Development section. He would like to review

previous recommendations to determine whether they were accomplished, need to be done, or are no longer important to the town. Mr. Mertz suggested the update address the Vision, plans for the future, historic preservation, recommendations going forward, and survey results to support the plan.

Paul Rossi expressed concern that not many residents, property owners, etc. answered the Master Plan survey. The board pointed out that the town reached out to people the best way they could and the low response is also seen by the small number of voters who vote in March, or who attend Deliberative Session, or who become involved with the town Boards and Commissions. Mr. Irvine advised that it did the best it could and has to take what respondents provided as a direction to go with the Master Plan.

The board expressed their support with the work Mr. Mertz was doing.

The Master Plan Sub-Committee agreed to meet July 9, 2013, at 7:00 pm, in the upstairs meeting room.

ADJOURNMENT

Motion to adjourn was made by Mr. Mertz, seconded by Mr. Conkling. Vote was unanimous. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Pamela Vose