

**TOWN OF NEW HAMPTON
PLANNING BOARD
SITE WALK - MEETING MINUTES
New Hampton School
Caswell Lane, New Hampton, NH 03256**

December 1, 2012

MEMBERS PRESENT:

Mr. Kettenring, Mr. Conkling, Mr. Joseph, Mr. Irvine (10:03 am), and Ms. Gregg (10:13 am) were present.

OTHERS PRESENT:

Secretary Pam Vose, Jeff Downing & Mark L'Hereux of CCI, Director of Facilities Kirk Beswick, and Thomas Lacey were present.

CALL TO ORDER:

Mr. Kettenring called the meeting to order at 10:00 p.m.

**Continuation - PRELIMINARY
HEARING/SUBMISSION OF
APPLICATION – Site Plan**

Review

New Hampton School, Tax Map U-3, Lot 12 - for construction of a new dormitory

Mr. Downing showed the board the location of the proposed dormitory, with the footprint noted by spray paint and corners of the building staked. In looking at the area between the NW corner of the dorm and the nearby fire pond, Mr. Downing advised the distance was roughly 40 feet. Mr. Kettenring advised that a waiver would need to be requested by the applicant, as the distance from this surface water does not meet the setback. He advised that the board would have to make findings relative to any decision to waive this requirement. The board expressed concern with the proximity of the water to the building, as it was near a faculty apartment, which would likely have children. They suggested some type of vegetative buffer, to discourage children from walking to the pond. Mr. Downing advised that many of the trees between Caswell Lane and the dorm would have to be removed and some smaller trees would be replanted.

The board walked the proposed access road between Bickford & Harvey Houses to Main Street noting that the site access was good in this location. Mr. Downing advised that there was ongoing discussion with Fire Chief Drake relative to access and location of hydrants.

The board walked around the proposed front walkway of the new dorm, and Mr. Downing pointed out that a small shed will need to be removed from behind Harvey House. He advised bollards would prevent vehicular traffic but could be removed for emergency response. The board saw the area where a retaining wall will be constructed. Mr. Downing showed where this walkway would continue behind Rice dormitory and then connecting to an existing walkway between Rice and Galletly. He pointed out that Caswell Lane would be

reconfigured and straightened out.

The board walked to Caswell Lane and noted the area where existing drainage flows towards the fire pond. Mr. Downing advised that 2 bridges would connect Caswell Lane with the dorm, but would not be wide enough for any vehicle, which is something that Fire Chief Drake would like. He explained that the existing pipe, seen from Caswell Lane, draining into the culvert area, was coming from catch basin behind Rice and would be reconfigured. The board asked if this culvert had water running through it and Mr. Beswick advised it did not. Mr. Downing advised that this area did have a wetland classification due to its vegetation.

ADJOURNMENT

Motion to adjourn was made by Mr. Irvine, seconded by Mr. Joseph. Vote was unanimous. The meeting was adjourned at 10:37 a.m.

Respectfully submitted,

Pamela Vose

DRAFT