

**TOWN OF NEW HAMPTON
PLANNING BOARD
SITE WALK - MEETING MINUTES**
New Hampton School, Meservey Hall,
74 Main Street, New Hampton, NH 03256

October 20, 2012

MEMBERS PRESENT:

Mr. Kettenring, Mr. Irvine, Mr. Conkling, Mr. Love, Mr. Mertz, and Ms. Gregg (9:40 am) were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas, NHS Headmaster Andrew Menke, Business Manager Jill Duncan, and CCI Jeff Downing were present.

CALL TO ORDER:

Mr. Kettenring called the meeting to order at 9:30 p.m.

Mr. Love recused himself from the proceedings.

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

Review

New Hampton School, Tax Map U-3, Lot 12 - for renovation and an addition to Meservey Hall and Tax Map U-4, Lot 12 - for relocation of parking

Mr. Kettenring advised the board to look at the Meservey site then go to the location of the proposed parking area.

Mr. Irvine noted that Mr. Beswick mentioned at the previous board meeting that several locations on campus were looked at for parking relocation, but chose the present site across the street, which is why Mr. Irvine wants to see the other sites. He said that the school master plan was looking to get the school activities onto the main campus so he wants to understand why other sites weren't chosen; and why instead parking is moving off campus.

The group looked at the front of Meservey Hall and Mr. Downing gave a brief overview of its renovation and how pedestrian traffic will flow. Mr. Downing said he didn't understand the amount of time being spent to discuss parking in light of the overall project. The group looked at the current parking area behind Meservey and Mr. Downing reviewed the changes in that area. Mr. Downing showed an area between Berry & Meservey Halls for catch basins and improved ADA access. He advised that the building height will be no higher than the current structure. He said the boiler that will supply the new Meservey is coming from Pilalas.

Mr. Irvine asked if when future renovations are done to the other buildings at the front of the campus, more parking spaces will be lost from the rear parking lot. Mr. Menke answered that it was possible, but that will be looked at in the future. Mr. Irvine advised he is concerned with the relocation of parking spaces happening every time a building is renovated,

instead of looking at all the impacts to parking prior to all the various projects. This would avoid addressing this issue every year when new projects are added. Mr. Menke said that some of this was reviewed during their Master Plan presentation. He said they can only estimate parking impacts as they don't know how long it will take to obtain funding for the projects they are planning but did not understand this issue as being one the Planning Board needs to address for the Meservey project. He advised that in the future this could be discussed further. Ms. Duncan asked if the relocated project has to be contiguous with Meservey. Mr. Irvine advised that it comes to interpretation and it is his understanding of regulations that the parking should be contiguous with the structure it serves but did point out that NHS was unique as its one lot with multiple buildings. Mr. Kettenring said it was his opinion that if the people who were using the building didn't mind walking the distance he didn't have a problem, and said there needs to be a balance between the needs of the school and impact to the town. Mr. Menke advised that they may look for a better solution that works for the school, *and* the town. Mr. Mertz advised that he agrees and wondered about relocation of handicap parking. Mr. Downing said that some parking spots will be remarked to bring appropriate parking in close proximity to Meservey. Mr. Menke said they are trying to encourage a pedestrian core within the campus, which has an impact on future renovations/additions and parking, which may not be consistent with Planning Board requirements. Mr. Irvine said he understands the school wishes to create a visually appealing and safe campus, it must also be a plan that is pleasant and safe for the town. Mr. Irvine stated he had previously asked whether the proposed parking relocation was temporary or permanent, in regards to Master Plan renovations, and expressed his opinion that it would be easier to approve parking across the street if it was temporary, with a parking solution addressed with subsequent parking. Mr. Menke advised maybe it makes sense to come to the Planning Board with their Master Plan to work on the balance of parking and aesthetics. Mr. Downing said they will be coming to the town next month to discuss O'Connor house, which will be an even more difficult project; following that will be the field house then the hockey rink, which all have major impacts because of water, sewer, wetlands impacts, alteration of terrain, etc. Mr. Irvine pointed out that there was parking out in front of Lane Hall but it was removed because of aesthetics, so to now move parking across the street next to a residence, is a steps backwards.

The group moved to the grassy area, across the street, to the location where the relocated parking is proposed. There was discussion whether merging the lot which would have the parking, with the lot that the country store is on, would make a

difference. Mr. Kettenring advised that a 50 ft. buffer would still need to be maintained between the residential use (Sargent, Tax Map U-4, Lot 1) and the commercial use. Mr. Downing explained there would be 12 parking spaces, a widened curb cut, 6'-8' of green space along Main Street including 3 trees and a heavy buffer between the parking lot and the private residence. Mr. Love advised that he and Ms. Duncan spoke with the resident living next door, prior to determining a location, and her concerns were with what type of buffer would shield the view of the lot, what the parking would be used for, the curb cut location, lighting, use - after hours. Mr. Downing stated that at the rear of the parking lot, they were proposing catch basins to tie into the existing DOT drainage system. Mr. Conkling asked if it would be paved, and Mr. Downing said it would be.

Mrs. Lucas advised that the lot where the parking is being proposed and the small cottage currently appear on the town tax maps, as wrapping around the country store lot, and connecting to Ebbels. She said the assessment card reflects the red cottage as being on the same lot as the country store, so there appears to be a discrepancy. Ms. Duncan advised that the survey will straighten this out. She explained that the red house is on its own lot, the store is on another lot and Ebbels is on a separate lot.

Mr. Irvine and Mr. Downing advised that some large trees would need to come down near the retaining wall.

Mrs. Lucas advised that one of the issues is the use of the lot currently, which is currently residential, and the proposal is placing 12 parking spaces for non-residential use. She said the 2nd issue is the buffer required in the Site Plan regulations, between the residential use next door (Sargent property), and the non-residential use of the parking lot. It would require the board's approval of a waiver on this requirement being the use and the creation of 12 spaces on a residential lot. Mr. Downing pointed out that lot coverage may be an issue also, which Mrs. Lucas confirmed. Mr. Kettenring advised that there are 3 issues to resolve and there needs to be a way to satisfy both the school and the town.

Ms. Duncan asked if there should be another meeting before the next scheduled meeting in November, to help expedite the project. Mr. Kettenring asked if separating the approval was possible, so that the school could begin the renovation to Meservey, while discussion on the parking can continue. Mrs. Lucas suggested not separating the issues because they are one application, but the Board could consider a conditional approval could be made contingent upon resolution of the parking relocation within a specified amount of time.

Mr. Mertz advised that when the school looks at other possibilities they could consider reconfiguring the parking area, to keep the lot further away from the residence, moving it closer to the store, which would create more of a buffer. The group discussed some other possibilities for reconfiguration of the lot. Mr. Irvine said he'd like to get the Police Chief's input. The group tried to determine where the 50 foot buffer line would be located on the lot and it appeared to be near the middle of the grassy area. Mr. Kettenring advised that the school has several options to look at for parking relocation and the Planning Board can look at a conditional approval for Meservey Hall at the next meeting.

OTHER BUSINESS:

There was none.

ADJOURNMENT

Motion to adjourn was made by Mr. Kettenring, seconded by Ms. Gregg. Vote was unanimous. The meeting was adjourned at 10:23 a.m.

Respectfully submitted,

Pamela Vose

DRAFT