

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

February 21, 2012

**MEMBERS PRESENT:**

Kenneth Kettenring, Chairman; George Luciano, Secretary; Kenneth Mertz, Neil Irvine, Robert Joseph, and Daniel Fielding were present. John Conkling arrived at 7:02 p.m.

Karen Gregg, Vice Chairman, advised she would be unable to attend this evening. Daniel Love was not present.

**OTHERS PRESENT:**

Mrs. Lucas, Town Administrator was present.

**CALL TO ORDER:**

Mr. Kettenring called the meeting to order at 7:00 p.m. Robert Joseph was appointed to fill the Mrs. Gregg's position in her absence. Dan Fielding was appointed to fill in for Daniel Love.

**MINUTES:**

1/3/12 and 1/17/12

Mr. Joseph made the motion to accept the minutes of 1/3/12 as presented, seconded by Dan Fielding. The motion was passed.

Mr. Mertz made a motion to accept the minutes of 1/17/12 as presented, seconded by Mr. Irvine. The motion passed.

**CORRESPONDENCE:**

A letter from the Board of Selectmen to Kim Coulet of the Lakes Region Planning Commission appointed George Luciano as the New Hampton representative to the Lakes Region Planning Commission.

A notice of decision was received from the ZBA regarding the New Hampton School request for a variance. It was approved with conditions.

A request from the LRPC asked for nominations for the Kim Ayers Award.

**MASTER PLAN UPDATE FOR 2012:**

Neil Irvine advised the Board that after the last meeting when he, Karen Gregg and Ken Mertz, were selected to form the committee to do this work, they decided to allow the Town deliberative session and town voting to take precedence but they are working on a schedule for when the Committee can regularly meet and the report back to the Planning Board on the process and progress.

In the interim, Mr. Irvine has begun to collect data, mainly population and census data from the public domain, as a foundation for the committee's work.

Mr. Mertz asked Mrs. Lucas if the committee meetings would require a formal notice. He was advised they would. Mr. Mertz advised he would get Mrs. Gregg's email and hopefully the committee might be able to meet early on, for example, a Thursday before the

Selectmen's meeting – or perhaps before the Planning Board meetings. Mr. Mertz would like to meet before the elections on March 13<sup>th</sup>. He noted that dependent on the outcome of elections, there could be two selectmen on the committee and this possibility should be discussed before the election. Mr. Irvine agreed.

**JOHN CONKLING: DISCUSSION  
WITH REGARD TO MIXED USE  
DISTRICT:**

Mr. Conkling was asked if he was speaking as a Board member or as an applicant. Mr. Conkling advised as a property owner in the district, he had some questions he would like clarified by the Board.

Mr. Kettenring advised that Mr. Conkling was now speaking as a citizen and not as a member of the Planning Board.

Mr. Conkling's first question was with regard to dimensional standards, front setbacks as discussed on page 11 A of the Zoning Ordinance. Mr. Conkling noted that the requirements for a vegetative barrier to block view of the business from Route 104 did make sense to him and refers further to page 59, Section O, where the notation refers to a vegetative buffer to block view of the business from the abutting residential zone. Mr. Conkling asked if the intent was to block view of businesses altogether.

Mr. Irvine asked if perhaps the ordinance was in effect after the existing businesses were in place.

Mr. Kettenring suggested the intent was to create a buffer so that the area did not resemble a strip mall. He noted the requirement for a frontage or backage road was also incorporated at that time. However, he added, pre-existing businesses were grandfathered from those requirements.

Mr. Mertz noted that Mobil on the Run was the business that came in after that ordinance was in place. He noted the landowner harvested all the trees on that lot. Mr. Kettenring noted that the trees were supposed to be replaced.

Mr. Joseph asked what residential areas could be affected. Mr. Kettenring noted there are residential areas abutting the Mixed Use Zone which could be affected if those buffers were not required. He used Drake Road as an example.

Mr. Conkling advised it was not clear. Mr. Kettenring noted there are two different buffers being discussed in the excerpts Mr. Conkling read.

Mrs. Lucas pointed out the buffers refer to areas (other districts) next to the Mixed Use District. It is not stating that within the Mixed Use area a fifty foot setback would be required if there was a residential development within the Mixed Use Zone. Mr. Mertz noted that behind the KGI project area, a buffer is required in the rear to screen the view for the residential area on Pinnacle Hill. He noted that as far as the front buffers, he noted that perhaps some revision would be appropriate to require soft-scape rather than hard-scape.

Mr. Conkling had another question on dimensional standards. He noted the maximum height had to be 35' except for (among other

things) barns. He asked if a barn was made into a restaurant, would the height restriction be applicable. Mr. Mertz noted that if it was a restaurant, it would not be a barn – regardless of its shape. Mrs. Lucas noted the list of exceptions includes items that are not utilized by people – it is a safety issue.

Another item Mr. Conkling asked about Dimensional Standards on page 12 regarding outside display. He asked why 10% was chosen and if it was a flexible number. Mr. Kettenring advised that the idea was to reduce outdoor display. Mr. Conkling noted the landscaping areas have a small building. Mr. Kettenring advised the two landscaping concerns on Route 104 are temporary approvals. Mr. Mertz added he believed they were three-year approvals. Mrs. Lucas advised both were granted variances for three years.

**INFORMATIONAL/CONCEPTUAL  
MEETING: LOT MERGER  
APPLICATION:**

*Ralph & Christine Perron  
Tax Map R-4, Lots 83 & 84  
61 Drake Road*

Mrs. Lucas advised that Ms. Perron advised her she planned to sit in on the meeting, and she was not present tonight. Mrs. Lucas noted the Board did not require her presence to review the lots.

Mr. Kettenring noted there was another gentleman present and suggested he be heard first. This was acceptable to the Board. (See Other Business).

The Board returned to the matter of a possible lot merger. The Board reviewed plot plans for two abutting lots, 8 acres and 24 acres. Mr. Mertz made a motion to approve the lot merger, seconded by Mr. Joseph. The motion was approved.

**OTHER BUSINESS:**

Mike DiRienzo introduced himself as the manager of Jellystone Campground. He advised there is a snack bar which is fenced in and a number of customers have complained about the fencing which is in need of repair. He is contemplating removing the fencing and installing a wall with screening above, rather than just the picket fence which exists now.

Mrs. Lucas advised she suggested he come before the Board to see if site plan would be required. Mr. Mertz asked if the area was roofed. Mr. DiRienzo advised it was. Mr. Mertz advised, speaking for himself, the current arrangement allows people to conceivably hop the fence if they needed to exit. He would want to see some comment from the fire chief regarding doorways and emergency exists.

Mr. Fielding asked if there was power and lighting currently. Mr. DiRienzo advised there was and there were no changes to that contemplated at this time.

Mr. Kettenring asked for a description of the structure. Mr. DiRienzo advised the area is a pavilion outside the snack bar, like a porch outside the snack bar with chairs where food can be consumed. It has a concrete floor which will not be changed.

Mr. Mertz noted he did not see this as a change or expansion of the use, but reiterated his suggestion that the Fire Chief be asked to review the proposal. Mr. Mertz asked if the value of the structure

would be \$5,000 or greater, advising if it were a building permit could be required. Mr. DiRienzo advised he did not know the value but would get that information.

Mr. Kettenring noted that subject to review by the Fire Department, the Planning Board did not see this as a change of use or a significant change to the structure and therefore no site plan would be required.

Mr. Joseph noted a tremendous increase in traffic between the Irving and Mobil Station on Route 104. It was noted the gas prices are among the lowest around and word is getting out. A preponderance of out of state plates was noticed by several members.

Mr. Kettenring noted there was little the Planning Board could do except to keep this in mind should another gas station be proposed in the area.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Mertz and seconded by Mr. Joseph. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Kristin Harmon

DRAFT