

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

March 20, 2012

MEMBERS PRESENT:

Kenneth Kettenring, Chairman; Karen Gregg, Vice Chair; George Luciano, Secretary; Kenneth Mertz, Neil Irvine, Robert Joseph, Daniel Love, Daniel Fielding and John Conkling were present

OTHERS PRESENT:

Mrs. Lucas, Town Administrator was present.

CALL TO ORDER:

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

MINUTES:
2/21/12

Mr. Mertz motion to accept the minutes, seconded by Mr. Joseph. The motion was passed.

CORRESPONDENCE:

A notice of decision was received from the ZBA regarding the Flowers Trust request for a variance. It was approved with conditions.

MASTER PLAN UPDATE FOR 2012:

Neil Irvine advised the Board that the Master Plan Committee met this evening just before the Planning Board meeting. The committee will be meeting on a monthly basis starting at 6pm on the monthly meeting night of the Planning Board. The next meeting will be April 17th.

Mr. Irvine has collected population data. He presented graphs showing the population census from 1960 to the latest census in 2010 and then trended population based on 3% average annual growth. He also pointed out the changes in demographics particularly in the 5-9 ages and 10-14 in 2010 returned to the population range of 1990. At 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.

Mr. Irvine has also contacted Lakes Region Planning Commission and will be meeting with them to discuss the process and to obtain assistance. Mrs. Lucas provided a name

***Paul and Roberta Gatehouse
325 Old Bristol Road, Tax
Map R-13, Lot 5***

of a consultant that has offered his services in the past – Gerald Coogan for a possible contact.

Mr. Colin Brown (surveyor) was present to represent the Gatehouses. He presented the plan for the 2 lot subdivision. Lot #1, 17.25 acres, Lot #2, 11 acres. He pointed out the conservation easement on the property placed there by Hope Swain, will remain as part of Lot #1. It was confirmed that the lots did not need to meet the 4 to 1 ratio as they are greater than 10 acre lots. Mr. Brown was asked if he has obtained driveway permit for Lot #2. He said he had not, but there was adequate site distance. It was requested that he meet with the Public Works Director and obtain a letter confirming that the frontage on lot #2 can receive a driveway permit. Mr. Brown agreed.

Mr. Kettenring asked for abutters comments. Mrs. Tilton asked for clarification on the home site. Mr. Paul Sabol expressed concern with the access point and the speed of which vehicles travel that section of road. He asked that the town put up a speed limit sign.

Mr. Mertz made a motion to accept the application as complete contingent on receipt of a letter from the Public Works Director, seconded by Mr. Luciano. Vote passed.

Mr. Kettenring stated this meeting would be continued to the next meeting on April 17, 2012 at 7pm.

***Ward D'elia, Architect and
Alex Ray from the Common Man***

Mr. Kettenring explained this was a conceptual/informational meeting that was non-binding for both Mr. Ray and the planning board. It is a chance to exchange ideas and thoughts about the potential development of a property. Mr. Conkling stated he was disqualifying himself as a member of the Board and he moved from the table to the audience. Mr. Alex Ray presented to the Board conceptual plans for the development of the Conkling property on NH Route 104 by I-93, a 5 acre lot. He explained that the State of NH had very poor rest areas on I-93 and believes this could work as an alternative. He also pointed out he would move the existing house back away from the road and would reconstruct an old barn on the property. His plan also shows a small hotel and other small buildings but stated he no plans for the hotel since he doesn't believe it can be supported other than maybe New Hampton School graduation and foliage season. He said he was considering professional offices in the existing house, possibly move Lakes Region Information Center back, a food court and other small businesses. He also discussed the idea of moving the Route 104 Diner from its current location further down Route 104 to this site. He said he would not put in a fuel station. He said he

contacted Irving Oil Corporation about possibly connecting an access road from the NHDOT driveway to Irving's parking lot, possibly providing a tractor trailer parking area and access that would avoid the need to go out onto Route 104 and back into Irving for fuel, etc. He said he has a meeting with Irving Corp. next week. He has contacted Concord Trailways bus service as well to possibly site the bus stop there.

He is working with NHDOT and NHDRED. His plan shows a proposed boundary line adjustment with NHDOT in the rear of the property. He would close the existing access driveway and work with NHDOT to utilize the present DOT access. He said DOT trucks would possibly use their second access driveway down the road by Rossi's Restaurant. Also discussed was the off ramp yield lane coming of I-93 heading east toward Meredith which there are concerns with safety. Mr. Ray stated they would have sufficient distance and pointed out the turn lane into NHDOT drive. He stated he would be hiring Steve Pernaw (traffic engineer) to review the site and they will be meeting with NHDOT for a scoping meeting in the future.

He has not purchased the property but is working with Mr. & Mrs. Conkling. He said he has had ideas for this property for years and hopes he can make it happen.

OTHER BUSINESS:

The Board discussed HB 1282 on Workplace Housing. The Board's position was not to support the proposed legislation and to advise the Selectmen of their position.

Mrs. Lucas discussed with the Board the need to form a committee to update the Capital Improvements Plan

ADJOURNMENT

Motion to adjourn was made by Mr. Mertz and seconded by Mr. Joseph. The meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Barbara Lucas