

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

September 16, 2014

MEMBERS PRESENT:

Mr. Kettenring, Mr. Mertz, Mr. Luciano, Ms. Gregg, Mr. Love, Mr. Irvine, Mrs. Hiltz (7:01 pm), and Mr. Conkling (7:03 pm) were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas

CALL TO ORDER:

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

Mr. Kettenring appointed Mrs. Hiltz to vote in place of Ms. Gregg.

MINUTES:

8/19/14

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

1. Page 2, 2nd to last paragraph, last sentence – change “he has not yet responding to” to “he has not yet *responded* to”.

Vote was unanimous.

CORRESPONDENCE:

Results of Special Town Meeting held on 9/9/14 – all warrant articles for changes to the Zoning Ordinance passed.

Notice to department heads for budget requests – one being for the Planning Board.

Copy of a letter from Selectmen to Paul Dion and Virginia Saratakas relative to a camper located on their property, which appears to have someone living in it and may be within the state ROW.

Lakes Region Planning Commission plan with CD. Mr. Mertz advised that as this may include the Granite State Initiative that someone had expressed concern to the Planning Board about the board should monitor discussion on this to see how it could affect New Hampton.

MASTER PLAN UPDATE

Mr. Mertz advised he has nothing to report at this time.

**(Cont) PUBLIC
HEARING/ABUTTERS HEARING**
*Michael Sharp; NH Route 104 &
Riverwood Drive; Tax Map U-17, Lot
55 – Site Plan Review for health focus
facility*

Mrs. Hiltz recused herself from this portion of the proceedings relative to Mr. Sharp's application.

Applicant Mike Sharp was present.

Mr. Sharp asked for a continuation to the next meeting, while he waits for finalization on some agreements.

Mr. Irvine made a motion, seconded by Mr. Mertz, to grant a continuance to 10/21/14 at 7:00 pm. Vote passed.

HAZARD MITIGATION PLAN

*Driveway standards, major
subdivisions, and safety codes*

As there were no members from the Fire Department present, Mr. Mertz made a motion, seconded by Mr. Irvine, to table this item to the end of the meeting. Vote was unanimous.

OTHER BUSINESS

Mr. and Mrs. Drake were present.

Kevin & Cheryl Drake

Mr. Drake showed a drawing of the layout of their two parcels on Akerman Lane that they purchased a year ago. He showed a location where he would like to construct a garage, but explained that based on the current lot lines; it would not meet the setback to the front ROW of Akerman Lane. He is proposing to make a boundary line adjustment, which he showed on the drawing. He advised the board of the area to be used for access to the first lot through a change in the access easement, and that the topography lends itself well to this change. Asked what the lot sizes are Mr. Drake advised they are 3.14 and 2.93 acres and would like to keep the parcels separate. Mrs. Lucas noted any deed changes to reflect these changes would not be necessary until the property changes ownership.

It was the consensus of the board that they did not see any issues with the proposal as presented.

Jellystone Campground

Mrs. Lucas advised that a representative from the campground was supposed to come to the board to discuss two projects. She explained that one had been brought to the attention of the town by the Fire Chief when he went to perform a site inspection. They were about to install a large fuel tank, for use in fueling their vehicles. Chief Drake had advised them to meet with the Planning Board first to determine if site plan review was necessary. Chief Drake had also found out that the location they wanted to use was next to their store, which was not acceptable to him, and discussed a fenced in area better suited for that use. Mr. Love asked what size a “large” fuel tank would be, and Mrs. Lucas advised she did not know.

Mrs. Lucas advised that the Selectmen learned of a large cement pad, which had been installed next to their snack bar. She said that a year ago someone from the campground spoke with the Selectmen about getting a liquor license for that location. As that was a lengthy process, Jellystone decided not to do it. Recently the Selectmen became aware through an advertisement, about this new tiki bar. Mrs. Lucas advised she then met with the new manager and found it was really a redecorating of the existing snack bar. The cement pad that was just creating is for an expansion of the snack bar area. The Selectmen granted an “after the fact” Building Permit. The Selectmen had wondered if this change should require site plan review.

Mr. Kettenring pointed out that Jellystone used to come in annually to discuss existing conditions, but that with the management change, this had not been done in several years. Mrs. Lucas advised that this was done when they were constructing new cabins, which have not done in many years.

Mr. Irvine explained that the Selectmen had felt that the snack bar had a defined area so any expansion to make the eating area larger should be reviewed with the Planning Board for a determination on whether they felt site plan review was necessary. Mr. Kettenring advised that the Planning Board would need to be sure that the campground was developing the site in accordance with what was allowed, while ensuring review by Fire and Police for the purpose of safety.

At 7:32 pm Elin and Katherine from Jellystone Campground arrived.

Elin explained that they want a storage tank for gasoline to fuel their golf carts and vehicles. Asked what size the tank would be Elin advised she thought it was 30-50 gallons. As the board felt that the size could not be correct Mrs. Lucas contacted the Fire Chief for clarification and determined it was a 250 gallon tank. Mr. Irvine asked if it was above or below ground and Elin said it would be above ground and would have a containment area around it. Mr. Mertz asked how it would be refilled and Elin said a trucker would come in to refill it. Mr. Kettenring asked what their typical usage was and Elin advised it was roughly 60 gallons a week and additional diesel. The board asked if they were storing gas and diesel fuels and were advised it was gasoline only. Elin advised it was steel but did not know if it was double walled.

After discussion the board determined that an expedited site plan review would be required for the proposal, which should include details on the tank and location, and will require review from Fire Chief.

Relative to the concrete pad that was added, Elin advised it was 20' by 30' and has 4 picnic tables on it and is located near the horseshoe pit. Asked what size the snack bar was prior to the cement pad, Elin advised it was about the same size as the new pad. After discussion it was the consensus of the board that this would not require any site plan review.

There was some discussion on how the state is changing relative to the reduction in new construction, the aging population, and a reduction in the workforce which affects businesses locating in NH.

Mr. Mertz made a motion, seconded by Mr. Irvine, to go back to the Hazard Mitigation Plan item. Vote was unanimous. No one from the Fire Department was present. Mr. Irvine reminded the board that at the last meeting they asked Deputy Chief Kevin Lang to discuss the matter with the Fire Chief. Mr. Irvine made a motion, seconded by Mr. Mertz, to continue this discussion to 10/21/14 at 7:00 pm. Vote was unanimous.

ADJOURNMENT

Motion to adjourn was made by Mrs. Hiltz, seconded by Mr. Luciano. Vote was unanimous. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Pamela Vose