

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES**
Fire Dept Training Room, 26 Intervale Drive
New Hampton, NH 03256

December 20, 2022

CALL TO ORDER

Chairman Kettenring called the meeting to order at 6:00 p.m. and led the Board in the Pledge of Allegiance.

MEMBERS PRESENT

Regular Members: Mr. Kettenring, Mrs. Hiltz, Mr. Broadhurst, & Mr. Katz (by himself, via Zoom).

Alternate member: Mr. Mertz. With only four members physically present, no votes could be taken during this meeting

OTHERS PRESENT

Town Administrator Mr. Irvine, Planning Assistant Mr. Pollock and Mr. Anderson.

MINUTES

Minutes of 11/15/22 were tabled for lack of a quorum present.

Mr. Mertz was appointed to take the place of Mr. Shea.

CORRESPONDENCE

There was none.

Mr. Irvine introduced Andrew Anderson as a future alternate member to the Board.

Signing of Plans

*Michael Sharp, NH Route 104,
Tax Map U17, Lot 55; Site Plan*

Mr. Sharp was present. Mrs. Hiltz recused herself from the signing.

Members present when the plan was approved on 11/15/22, signed the plan, with the other members who are not in attendance would have to stop by the office to sign.

**Discussion on resubmission of
Subdivision application**

John Claridge; previously approved subdivision plan, Tax Map R4, Lots 11, 11A, 11B, 11C, & 11D.

Mr. Claridge was present and submitted a new subdivision application for processing through the Selectmen's Office. He provided updates to the Board for the project:

- New wetlands permit submitted for the dry hydrant.
- Draft language for a view easement for lots 11A & 11B.
- Draft easement to the hydrant.
- Documentation for some of the driveway and side slopes.

Mr. Kettenring asked if Fire Chief Lang had reviewed the plans for the hydrant and Mr. Claridge said he has approved the location. Mr. Irvine will have Town counsel review the draft language on the easements.

Mr. Kettenring reviewed the items the Board had required of Mr. Claridge in a letter dated 3/16/22 and found all requirements satisfied. Mr. Kettenring advised additional input from the Public Works Director based on the drawings Mr. Claridge will be submitting on the driveways.

Winnisquam Watershed Network: Watershed Based Plan for Lake Winnisquam watershed.

Program Manager Cynthia O’Connell was present. She reviewed the plan advising that acreage in New Hampton is included in the watershed area that flows to Lake Winnisquam. She said there is concern with the areas in New Hampton being developed in the future and the effect on the water quality of Lake Winnisquam. Mr. Kettenring said the Town’s subdivision regulation help minimize this affect due to the soils and slope requirements.

Ms. O’Connell said the best way to favorably affect the watersheds is to reduce total lot coverage relative to impervious surfaces, and ensure Best Management Practices for Stormwater Management (BMP’s) are being followed.

The board agreed to take “Other Business” ahead of the next agenda items as others were present.

OTHER BUSINESS

Trevor Bladecki said he was interested in opening an auto dealership in a portion of Rossi’s Restaurant and parking lot. He said he has the site plan that was previously approved. Mr. Kettenring advised he would have to submit a Site Plan application and fees to begin the process and told him to speak with the Police and Fire Chiefs to get their input.

Kevin O’Shaunessy was present to discuss a property he was considering the purchase of commercial storage of vehicles, boats, and possibly personal items, with retail space in the front of the lot. He asked if these were permitted uses for the property on Tax Map R4, Lots 79 & 79A. He would like the storage area to be set back from the roadway, professionally landscaped. A building would be proposed in the front of the property for office space. Mr. Pollock reviewed the permitted uses in the BC2 District. There was discussion on whether this was a permitted use but more investigation would be necessary. Mr. Kettenring explained when a Conditional Use permit is required. The definition for “commercial services and repair services” was reviewed, but no separate definition for “commercial”.

DISCUSSION ON PROPOSED 2023 ZONING AMENDMENTS

Mr. Irvine advised that the marked-up zoning ordinance that Mr. Katz provided, which included all the proposed amendments, was reviewed by town counsel who asked if this was a complete re-write of the ordinance based on the quantity of amendments. Typically, this number of changes would be presented to voters as a complete re-write vs. many warrant articles for voters to consider. Excluding housekeeping items being proposed, the count is 50 warrant article questions. Mr. Irvine said some additional amendments appeared in the marked-up ordinance that didn’t appear to have been discussed by the Planning Board. He asked the Board how they would like to move forward.

After discussion it was the consensus of the Board to perform a complete re-write of the ordinance as it was the most reasonable approach.

Review of Standing Committees

Mr. Broadhurst advised the Master Plan sub-committee met on 12/12/22 and will be working to create a Regional Concerns chapter, with the next meeting on 1/9/23 at 6:00 PM.

Mr. Katz advised that the Ordinance and Regulations sub-committee did not meet in December and a 2023 scheduled

OTHER BUSINESS

ADJOURNMENT

It was the consensus of the Board to adjourn at 7:21 pm.

Respectfully submitted,
Pamela Vose

