

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

August 16, 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, Mr. Shea, Mr. Hays, Mr. Broadhurst, Mr. Katz; Mr. Shaw. Alternate Member: Mr. Mertz

Mr. Kettenring appointed Mr. Mertz as a voting member in place of Mrs. Hiltz.

**OTHERS PRESENT**

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

**MINUTES**

Mr. Katz made a motion, seconded by Mr. Mertz to accept the 7/19/22 minutes with the following corrections:

1. Strike the attendance of Fire Chief Lang
2. Pg 3 - re: discussion on short-term rental vs long-term rentals, with no requirement for meeting life safety code, which is only referenced under the definition of B&B/Tourist Home.
3. Pg. 3 - re: discussion on denial of a Variance to allow short-term rental to more than 6 persons for a fee, based on existing septic design limitations.

Vote was unanimous.

Mr. Katz made a motion, seconded by Mr. Shea to accept the 8/9/22 minutes with the following corrections:

1. Pg. 3, 2<sup>nd</sup> paragraph: correct meeting location to be the Fire Dept training room.

Vote was unanimous.

**CORRESPONDENCE**

Copy of letter from NHDES to Eversource Energy; re: alteration of terrain permit E115 transmission line rebuild laying out guidelines for work.

ZBA Notices of Decision:

1. Brian Meckel, 104 Store LLC – Approved with conditions.
2. Thompson/Guyotte Rev Trust – Approved with conditions.
3. 18<sup>th</sup> Tree LLC (Campos/Gomez) – Denied Special Exception
4. Dmitri Neyshtadt & Arthur Dych – Denied Special Exception
5. Andrew Westcott & Ben Durack – Denied Variance

**Continuation of PUBLIC  
HEARING/ SUBMISSION OF  
APPLICATION**

*Granite State Greenhouse on  
property belonging to New  
Hampton Route 104 LLC, 337  
NH Route 104, Tax Map R4, Lot  
90A; amend Site Plan*

Mr. Kettenring advised the plans have not been received yet and as abutters will need renotification to accurately reflect the affected lots, the application process will begin anew.

**PUBLIC HEARING/  
SUBMISSION OF  
APPLICATION**

*Resource Management Inc. on property belonging to Pemi Prospect No.2 Holdings LLC, 270 NH Route 132N, Tax Map R11, Lot 24; Expedited Site Plan review to add 2 buildings.*

Mr. Kettenring read a letter into record reviewing the proposal for 2 buildings, 48' x 60' for receiving & processing & 72' x 120' for storage, basically noting that both buildings would have a roof and impervious floor; would be located in an area that is currently disturbed; would not interfere with Pike Industries operations; BMP's to be used to minimize any impacts; will comply with all NHDES requirements including groundwater monitoring; and addition of these buildings will improve the activity management.

RMI's Charlie Hanson and Marty Riehs were present. Mr. Hanson clarified that the letter is not correct as it provides information relative to the 1<sup>st</sup> time they came to see the Planning Board for Site Plan review. He said the buildings they are proposing now are two 42' x 120' to be used for storage, as shown the plans, but won't interfere Pike Industries operations. They would be canvass covered truss type structures similar to what exists. Equipment can also be parked inside.

Mr. Katz suggested review of the expedited site plan criteria (Site Plan Review Regulations, Section V. B.) to see if the application meets those requirements, as that is how the application was submitted.

Mr. Katz pointed out that the proposal reflects an expansion of the present use to add 2 buildings, totaling 10,080 sq ft of gross area and given the existing gross area of structures, this is a large expansion, and therefore he feels it does not meet the criteria under Site Plan Review Regulations, Section V. B.6.) which states "*Increase in gross floor area: not to exceed 33% of the existing gross floor area up to 5,000 square feet (Expanded building shall not exceed 15,000 square feet)*". The Board agreed that this application needs full Site Plan Review.

Mr. Katz made a motion, seconded by Mr. Shaw to not accept this application as an "expedited" site plan based on the finding that the application does not meet the criteria stated under Site Plan Review Regulations, Section V. B.6. Vote was unanimous.

Mr. Hanson said this proposal allows them more storage during bad weather, when managing materials. He said the floors of these proposed buildings will be an improvement over what's existing.

There was discussion on continuing this hearing even though the future discussion would relate to this being a full site plan application meeting those corresponding submission requirements.

Mr. Kettenring asked for any abutter input. Abutter Edwin Huckins expressed concern with these buildings creating more problems with odors as they currently have issues with the present facility during certain weather conditions. Mr. Hanson said these proposed buildings would be for storage, so there would be no increase in odor. Mr. Hanson told Mr. Huckins to contact him when the odor is bad so he can address it right away.

Mr. Irvine asked if these proposed buildings would handle additional materials or would they be handling the current volume of material and Mr. Hanson advised they would handle current volume of material, under cover.

Mr. Broadhurst asked if there was a filter system to handle odors and Mr. Hanson said they use a bio filter system.

Mr. Shaw made a motion, seconded by Mr. Mertz to continue this application for full Site Plan Review to 9/20/22 at 6:00 pm. Vote was unanimous.

Mr. Hanson advised that they would also be required to submit a Permit Modification with NHDES. Mr. Pollock advised that the plans would need to be submitted by 9/2/22.

**Discussion on Site Plan review requirements for short-term rentals under Bed & Breakfast/Tourist Home definition**

Mr. Katz advised that at the last meeting it seemed it was the consensus of the Board that site plan review should be required of short-term rentals. He suggested it could be the Planning Board's determination whether it could be expedited or full site plan review and further discussion on this could take place at the 8/30/22 work session.

**OTHER BUSINESS**

Robert and Carol Martin were present and said he was there to discuss his proposal under other business.

Mr. Mertz made a motion, seconded by Mr. Katz to table the next agenda item, to hear from Mr. Martin. Vote was unanimous.

Mr. Martin said they're trying to sell their property, that is made up of 3 lots (Tax Map R14, Lot 18 @ 55 acres, Map R15, Lots 24 @ 65 acres & 24A @ 65 acres) and a .59 acre right of way (Tax Map R15, Lot 23A). He said they want to subdivide 3-4 acres around their present home and sell the remaining land. Mr. Martin asked if the entire property would need to be surveyed or just the new lot he wants to create around the home. He said he knew from a previous meeting with the Board that he could only access two lots from the right of way without creation of a road built to town specifications. The surveyor he spoke to advised he should merge the remaining lots so that access would be to two lots only. The Board reviewed the tax map to see the layout of the lots which showed lot 23A (right of way) having road frontage on Old Bristol Road, which then accesses lot 24A, with a right of way across it, to gain access to lot 24 where the Martin's home is. Mr. Kettenring advised that only the newly created lot would need surveying to show that it meets the minimum lot size.

**Open issues on Planning Board Approvals for which conditions have not been met.**

There were none at this time.

**Review of Standing Committees**

**CIP Subcommittee**

Mr. Katz said he is drafting a narrative on the spreadsheet. Mr. Irvine said he will discussing budget discussions at the Selectmen's meeting on 8/18.

**Master Plan Sub Committee:**

Mr. Broadhurst said they won't meet again until October.

*Planning Board, August 16, 2022 (cont.)*

**OTHER BUSINESS**

There was none.

**ADJOURNMENT**

Mr. Hays made a motion, seconded by Mr. Mertz to adjourn at 7:06 pm. Vote was unanimous.

Respectfully submitted,  
Pamela Vose

DRAFT