

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

August 30, 2022

CALL TO ORDER

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

MEMBERS PRESENT

Regular Members: Mr. Kettenring, Mr. Shea, Mr. Hays, Mr. Broadhurst, and Mr. Katz.

OTHERS PRESENT

Town Administrator Mr. Irvine, Planning Assistant Mr. Pollock, Fire Chief Lang & Paul Tierney.

Work Session

Proposed amendments to Zoning Ordinance for 2023

Proposed amendments were previously distributed to members and a score sheet was provided at the meeting. Mr. Katz asked members if there were any definitions that were tabled at the meeting of 8/9 that they wanted to discuss (*Commercial Product & Storage/Stored In-Transit*) and it was the consensus of the Board to table them for any 2023 amendments.

Mr. Katz made a motion, seconded by Mr. Broadhurst to forward the definitions agreed upon at the work session of 8/9 to legal counsel for review. Vote was unanimous.

The Board began review of proposed amendments to the ordinance. Article V, Section N – Minimum Lot Area. Mr. Katz explained they wanted to change references to square footage from “size” to “area”. There was discussion on the minimum lot size requirements for the Village District deciding to keep the 1 acre minimum but to reduce the requirement to 30,000 sq. ft. for lots with public sewer as on-site septic systems are what require the additional lot sizing, and agreeing that whether a lot had public water, was not an issue. There was discussion on whether changing the word “land” area to “lot” area was a housekeeping change, as it would affect many locations in the Zoning Ordinance and the Board agreed it was housekeeping, but town counsel would be consulted. Mr. Irvine asked how the new definition of “buildable area” that the Board accepted would apply to minimum lot area as it seems if a new subdivided lot just met the 1 acre minimum with soils & slopes calculations that once you remove the setbacks, impermeable areas, wetlands, septic area, etc. it may no longer be calculated as buildable. Mr. Kettenring advised that lot sizing is mostly about maintaining water quality given installation of a septic area on a lot with the percentage of development being based on density. Mr. Irvine expressed concern with someone getting a subdivision approval to then learn they didn’t have enough buildable area. The Board agreed this definition should move to the subdivision regulations and that applicants should be advised that a minimum lot area does not define a buildable area. There was discussion on why the ZBA would increase or decrease the lot area, the fact that RSA 674:24, II allows for smaller lot sizing which can meet State soil standards, agreeing to remove the statement that the ZBA could alter the lot area. There was discussion that the ZBA can approve a

variance from a regulation but that it requires a hardship of the land. As one amendment changes the minimum lot area to relate to a primary structure, Mr. Kettenring advised it should apply to dwelling unit, as the concern is relative to water quality and installation of a septic system. For this reason, he feels having a 2nd dwelling unit should require additional lot area. The Board agreed. There was discussion the 2 acre minimum in the Waukegan Watershed Overlay District and whether it allows for 20% development of the lot, at 2 acres, or 20% of the 1 acre minimum being the underlying District, which is more restrictive. It was the consensus of the Board that 20% of one acre is more beneficial to the watershed, agreeing to amend this regulation.

Relative to proposed changes to the ordinance to include further regulations on Cluster Developments Mr. Katz said the sub-committee wants to move them to the Zoning Ordinance but leave them in the Subdivision Regulations. It was the consensus of the Board to do this.

Relative “building height” with the new definition being: *“The floor level of the highest occupied space of the structure shall not be higher than 35 feet from the lowest finish grade AND at least one edge of the structure roof shall be not more than 35 feet from any point of the finish grade”*, Mr. Katz submitted other places in the ordinance that would need amendments based on building height. It was noted that this height limitation was for emergency access using a 35-foot ladder. There was discussion on whether there should be limitation for a building on overall height, not related to occupied space, based on the desires of the residents set forth through the vision in the Master Plan with the consensus of the Board to add *“...The total maximum height of any structure shall not exceed 50 feet from the lowest point of the finished grade.”* to the definition. Relative to structures currently exempted relative to building height it was the consensus of the Board to remove “barn” as it can be occupied, and change “churches” to “places of worship”. There was discussion that in the Village District the building height doesn’t specify how that height is determined, a carry-over from when this district’s zoning ordinance was absorbed by the Town’s zoning ordinance.

It was the consensus of the Board to table further discussion tonight on proposed amendments. It was the consensus of the Board to hold the next work session at the regular meeting on 9/20/20.

It was the consensus of the Board to hold a work session on 8/30/22 at 6:00 pm in the Fire Dept training room.

OTHER BUSINESS

There was none.

ADJOURNMENT

Mr. Katz made a motion; seconded by Mr. Broadhurst to adjourn at 8:06 pm. Vote passed.

Respectfully submitted,
Pamela Vose