

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

January 17, 2023

CALL TO ORDER

Chairman Kettenring called the meeting to order at 6:02 p.m. and led the Board in the Pledge of Allegiance.

MEMBERS PRESENT

Regular Members: Mr. Kettenring, Mr. Broadhurst, & Mr. Katz (by himself, via Zoom), and Mr. Shea. Alternate members: Mr. Mertz and Mr. Anderson.

Mr. Kettenring appointed Mr. Mertz to vote in place of Mrs. Hiltz and Mr. Anderson to vote in place of Mr. Hays.

OTHERS PRESENT

Planning Assistant Mr. Pollock

MINUTES

Mr. Mertz made a motion, seconded by Mr. Broadhurst to approve the minutes of 11/15/22 as written. Vote was unanimous including roll call vote taken of Mr. Katz.

Mr. Shea made a motion, seconded by Mr. Broadhurst to accept the minutes of 12/20/22 as written, noting there had not been a quorum that night, for which no votes were taken. Vote was unanimous including roll call vote taken of Mr. Katz.

CORRESPONDENCE

ZBA notice of decision – Denial without prejudice of Sherry Burke & Gina Lauder’s application to operation a short-term rental under the definition of Bed & Breakfast/Tourist Home.

ZBA notice of decision – Approval of Devin Humphries & Adam Difilippe’s application to create a one-bedroom ADU in the basement of the existing house.

**PUBLIC HEARING -
PROPOSED ZONING
AMENDMENTS**

Mr. Shea made a motion, seconded by Mr. Broadhurst to confirm the decision of the Planning Board to hold a Public Hearing to discuss proposed zoning amendments. Vote was unanimous including roll call vote taken of Mr. Katz.

Mr. Katz reviewed the proposed change being relative to the Floodplain Ordinance per changes with FEMA, including a new definition for “New Construction”.

Mr. Kettenring asked if there were any questions or comments and there were none.

Mr. Mertz made a motion, seconded by Mr. Anderson to move the proposed zoning amendments to the Selectmen for consideration on the 2023 Warrant. Vote was unanimous including roll call vote taken of Mr. Katz.

**REVOCAION OF
PREVIOUSLY APPROVED
SUBDIVISION**

Mr. Kettenring advised the Board would vote to revoke the previously approved subdivision in accordance with RSA 676:4-a.

Per RSA 676:4-a; on property belonging to John Claridge, Pinnacle Hill Road, Tax Map R4, Lots 11, 11A, 11B, 11C & 11D

Mr. Claridge was present. Mr. Kettenring asked Mr. Claridge if he had any comments and he did not.

Mr. Broadhurst made a motion, seconded by Mr. Mertz to revoke the subdivision plan titled "Subdivision Plan for John Claridge, Pinnacle Hill Road New Hampton, NH, Belknap Co.", dated November 4, 2013, approved by the Planning Board on November 19, 2013. Vote was unanimous including roll call vote taken of Mr. Katz.

PRELIMINARY HEARING/SUBMISSION OF APPLICATION

John Claridge, Pinnacle Hill Road, Tax Map R4, Lots 11, 11A, 11B, 11C & 11D, Subdivision

The Board reviewed the new subdivision plans. Mr. Pollock advised that Fire Chief Lang verbally approved the additional information submitted for the fire pond.

There was a note from Public Works Director Mr. Boucher asking the Board to look at the driveway to road-front slopes to ensure they were sufficient to avoid having water going into roadway. Mr. Boucher wrote that he wanted to see contour lines on the subdivision plan. Mr. Kettenring suggested that Mr. Claridge speak directly with Mr. Boucher. Mr. Pollock said the grading plans for each driveway could show what would be done to avoid water draining into Pinnacle Hill Road and causing problems. Mr. Kettenring said this type of review is being done more often to prevent hazards in the roads. Mr. Mertz advised that driveway requirements also regulate the angle it comes off of the road.

The Board reviewed the requirements for determining whether the subdivision application was complete, finding items that remained incomplete. No location and width of proposed driveways shown on the plan, which Mr. Kettenring said could be solved by submission of plans that specifically address this and contours for shedding water, something the surveyor can help with. The Board requested the plans show where test pits were done including their results. Mr. Claridge confirmed that no new state subdivision approval has been obtained so this would be needed. Relative to the easement for the fire pond, it is being reviewed by Town counsel. Mr. Kettenring asked for a written memo from Fire Chief Lang advising he is satisfied with the fire pond plan and a more descriptive memo from Mr. Boucher and what he is requiring, or that the plans satisfy his concerns.

Mr. Katz made a motion, seconded by Mr. Mertz to continue the hearing to 2/21/23. Vote was unanimous including roll call vote taken of Mr. Katz.

PRELIMINARY HEARING/SUBMISSION OF APPLICATION

Trevor Bladecki on property belonging to Filomena Rossi & CP Rossi Trust, 322 NH Route 104, Tax Map R11, Lot 10, Site Plan

Mr. Bladecki was present and said he wants to sell vehicles, performing no work on them. He would comply with the previous site plan drawing and would be using a portion of the building for office space. He said there currently exists a sign location on the west side of the property.

Mr. Pollock advised that there is no written, notarized letter allowing Mr. Bladecki to act on the Rossi's behalf for this application, which Mr. Bladecki was aware of.

Mr. Kettenring asked if there were any changes to the Planning Board conditions as set in 2014 when a previous applicant was approved for used vehicle sales and Mr. Bladecki said there was not. As the previous operating

hours had been 9 am to 9 pm Mr. Kettenring asked if this would be the same and Mr. Bladecki advised he wanted to be open 9 am to 5 pm. Mr. Pollock reminded the Board that Rossi's opens Wed-Sun at 4 pm so parking should be discussed. Mr. Bladecki said at 5 pm there would be no vehicles visiting his business so they wouldn't be parked near the building. Mr. Bladecki advised he may still use the garage for detailing as it was previously approved for that use. Mr. Shea asked if there was an exit from Rossi's Restaurant into the office space that would be utilized for used vehicle sales and Mr. Bladecki said there was. Mr. Kettenring confirmed that there would be some potted plants in front of the restaurant so people could not drive across the front of the building, and Mr. Bladecki said they would ensure this wouldn't happen. Mr. Kettenring advised that input would be required from Fire and Police Chiefs.

Mr. Mertz made a motion, seconded by Mr. Anderson to table this hearing to 2/21/23. Vote was unanimous including roll call vote taken of Mr. Katz.

Review of Standing Committees

Mr. Broadhurst advised the Master Plan sub-committee met on 1/9/23 and discussed a Regional Concerns chapter, with the next meeting on 2/13/23 at 6:00 PM.

Mr. Katz advised that the Ordinance and Regulations sub-committee met on 1/12/23, discussing how to tackle the re-write of the zoning ordinance. They have invited Land Use Administrator Mrs. Vose and the ZBA Chair Mr. Tierney to attend the next meeting to discuss their challenges/conflicts with the ordinance. Mr. Katz suggested that whatever changes are agreed upon by the entire Board, they should be done by August to prepare for hearings.

OTHER BUSINESS

Fire Chief Lang reminded the Board that there are access doors from Rossi's through the proposed office space area, to the outdoors, that must be kept clear for egress. Mr. Pollock asked if a Knox box would be required and Chief Lang said it would be preferred. Mr. Pollock said it had been required in 2014 for this use.

There was some discussion on when Knox boxes should be required and whether their requirement should be in the regulations or considered as a condition.

Mr. Broadhurst invited Chief Lang to join their Master Plan meeting to discuss regional concerns.

The Board reviewed an application to merge lots, Tax Map R6, Lots 34 & 34A, for Ryan and Lindsay Paquette. Mr. Mertz made a motion, seconded by Mr. Broadhurst to recommend to the Selectmen that the lots be merged. Vote was unanimous including roll call vote taken of Mr. Katz.

Mr. Pollock advised that when applications are submitted, he provides checklists to Fire, Police and Highway on what type of review and input is required from them.

ADJOURNMENT

Mr. Katz made a motion, seconded by Mr. Shea to adjourn the meeting at 7:17 pm. Vote was unanimous including roll call vote taken of Mr. Katz.

Respectfully submitted,
Pamela Vose

