

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

February 21, 2023

**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. Hays, 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 Mr. Shaw.

**OTHERS PRESENT**

Planning Assistant Mr. Pollock and resident Kate Bruning

**MINUTES**

Mr. Broadhurst made a motion, seconded by Mr. Shea to approve the minutes of 1/17/22 with the following amendment:

- During the Public Hearing on zoning amendments, add that Mr. Kettenring asked for any comments and that there were none.

Vote was unanimous including roll call vote taken of Mr. Katz.

**CORRESPONDENCE**

1. Submission of boundary survey - Fog Hill Living Trust, Tax Map R20, Lot 61. The Board reviewed the survey but did not vote.
2. Email correspondence between Land Use Administrator Mrs. Vose and Eckman Engineering for Paul Vrusho's site plan. Eckman Engineering explained that KGI Properties wants to see the site plan prior to allowing Mr. Vrusho to act on their behalf for the Planning Board application.
3. ZBA notice of decision – Approval for ADU within an accessory for William Saber, Tax Map R3, Lot 4A.

**REVOCATION OF  
PREVIOUSLY APPROVED  
SUBDIVISION**

Per RSA 676:4-a, the Board signed a Declaration of Revocation as voted on at the meeting of 1/17/23.

**PRELIMINARY  
HEARING/SUBMISSION OF  
APPLICATION**

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

Mr. Claridge was present advising that he was submitting the NHDES approval for subdivision, driveway permits, the driveway locations marked on the plan, and the test pit information requested. Mr. Pollock said that the Public Works Director submitted a statement saying he is satisfied with the driveway contour plans as submitted by Mr. Claridge. Mr. Claridge said the dry hydrant is in place. It was noted there was a letter in the file from the Fire Chief stating he was satisfied with the installation.

The board reviewed the submission requirements under Section VI, A, B & C and determined they were met. There was some discussion on location and width of any driveways (Section VI, B. 16), but as there was no requirement in the subdivision regulations under Driveway Standards, this did not apply as the driveway locations and widths are shown on the plan.

It was noted that no waivers were requested by the applicant.

The driveways will be built in accordance with plans provided by Mr. Claridge and approved by Public Works Director Mr. Boucher. Mr. Claridge advised he would be having all the driveways constructed right away to ensure compliance with the plan submitted, and to help accommodate the underground power along the roadway.

Mr. Broadhurst made a motion, seconded by Mrs. Hiltz to accept the application as complete. Vote was unanimous including roll call vote taken of Mr. Katz.

Mr. Hays made a motion, seconded by Mrs. Hiltz to approve the application with the findings that all requirements for the subdivision were met in accordance with the subdivision regulations and the condition that the driveways be installed in accordance with the additional plan submitted and approved by the Public Works Director and that those plans become part of the record in the Selectmen's Office. Vote was unanimous including roll call vote taken of Mr. Katz. The Board signed the plans with Mr. Kettenring appointing Mr. Anderson to sign on behalf of Mr. Katz.

There was no one present.

Mr. Mertz made a motion, seconded by Mrs. Hiltz to table this hearing to the end of the meeting and if no one appears to continue this to the meeting on 3/21/23 at 6:00 pm. 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 review for proposed vehicle  
sales*

**OTHER BUSINESS**

Mrs. Hiltz made a motion, seconded by Mr. Broadhurst to take a member of the public who has come to speak with the Board under "other business" ahead of the next agenda item. Vote was unanimous including roll call vote taken of Mr. Katz.

Peter Cormier was present to discuss property belonging to Free Land Properties on Apple Tree Lane off Route 104 (Tax Map U9, Lot 3). He said he had his sheds for sale on land belonging to Hilshar Associates, but since the property has sold he had to move his sheds from the site near Hwy 93. He said he would like to sell the sheds, on a smaller scale (10-12 sheds), from the location on Apple Tree Lane.

Mr. Kettenring said it is presently a non-conforming lot with a small cottage and a 3-unit apartment building. Mr. Pollock reminded the Board that Free Land Properties owners came before them to see if they could store some equipment on this site during the winter. The Board at that time agreed, but advised them they could not use it as a business. Mr. Pollock pointed out that currently the residences are the principal use on the site so any additional uses on the site would have to be accessory to the dwellings. Mr. Kettenring said in order to consider selling sheds at this location the dwellings would have to be removed. Relative to a house that had been torn down several years ago, there were no longer any grandfathered rights to it being rebuilt. The Board reviewed the

permitted uses in the BC3 District which did not include the type of use proposed by Mr. Cormier.

**Review of Standing Committees**

Mr. Broadhurst advised the Master Plan sub-committee was not able to meet in February. The next meeting will be 3/13/23 at 6:00 PM.

Mr. Katz advised that the Ordinance and Regulations sub-committee will meet on 2/23/23 at 4:00 pm. Land Use Administrator Mrs. Vose will be attending.

Mr. Katz reminded the Board that it is time to begin CIP discussions in May and invited Mr. Anderson to participate in that subcommittee.

**OTHER BUSINESS**

Mr. Katz advised that he is the Commissioner for New Hampton on LRPC and the Town can have two commissioners. Mr. Katz made a motion, seconded by Mrs. Hiltz to recommend to the Selectmen that they appoint Mr. Anderson as a 2<sup>nd</sup> commissioner, as Mr. Katz will miss several of the commissioner's meetings.

Mr. Katz reviewed the state sponsored Regional Housing Needs Assessment results. He said the state feels rural towns need to do more to increase work force housing in their towns, which they may be looking to mandate. Mr. Pollock pointed out that if this is mandated it could have affects on the town's Master Plan and Zoning Ordinance, so there should be some discussion on it. Mr. Broadhurst pointed out that there are the desires of the taxpayers/residents in town to consider at that is the basis for the Master Plan.

The Board members who were present when Mr. Sharp's application was approved, signed the paper plans if they had not previously done so. Mr. Katz asked to have Mr. Anderson sign on his behalf.

**ADJOURNMENT**

Mr. Mertz made a motion, seconded by Mr. Katz to adjourn the meeting at 7:09 pm. Vote was unanimous including roll call vote taken of Mr. Katz.

Respectfully submitted,  
Pamela Vose