

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES**

Fire Dept Training Room, 26 Intervale Drive
New Hampton, NH 03256

March 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, Mr. Hays, Mr. Broadhurst, Mr. Shea & Mr. Shaw. Alternate members: Mr. Mertz and Mr. Anderson.
Mr. Katz was unable to connect via Zoom.

Mr. Kettenring appointed Mr. Mertz to vote in place of Mrs. Hiltz and Mr. Anderson to vote in place of Mr. Katz if he remains unable to connect via Zoom.

OTHERS PRESENT

Planning Assistant Mr. Pollock and Fire Chief Lang

MINUTES

Mr. Broadhurst made a motion, seconded by Mr. Shea to approve the minutes of 2/21/22 with a clarification needed:

- Under “Correspondence”, 1st item: Relative to review of a survey for property belonging to Fog Hill Living Trust, information on a formal vote was incomplete. Mr. Pollock to look at his notes to correct this.

Vote was unanimous.

CORRESPONDENCE

1. Copy of a letter from Selectmen to Paul Vrusho advising him not to expand the area of his nursery as he has not received Site Plan approval and that some posts and fencing were left in the expanded area and must be removed immediately.
2. ZBA Notice of Decision – Approval for 4th dwelling to be added to an existing 3-unit, multi-family home, for Bradford & Penny Leclerc, Tax Map U6, Lot 9.

**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*

There was no one present.

Mr. Mertz made a motion, seconded by Mr. Hays to table this hearing to the end of the meeting and if no one appears to consider denial of the application without prejudice. Vote was unanimous.

**INFORMATIONAL/
CONCEPTUAL**

*John Mitchell on property
belonging to Greeley Properties
Inc, 159 Dana Hill Rd, Tax Map
R10, Lot 5, possible subdivision*

As no one was present Mr. Mertz made a motion, seconded by Mr. Anderson to table this discussion to the end of the meeting. Vote was unanimous.

Review of Standing Committees

Mr. Broadhurst advised that the Master Plan subcommittee did not have a quorum in March, and will meet 4/10/23.

Mr. Shea advised that the Ordinance and Regulations subcommittee did not meet but will be meeting on 3/23/23.

OTHER BUSINESS

Doug & Doreen Tehan on property belonging to Filomena Rossi & CP Rossi Trust, 322 NH Route 104, Tax Map R11, Lot 10, Site Plan review for proposed food and local market sales.

Doug & Doreen Tehan were present. They said they had been running the Maple Creamery out of a food truck in the parking lot of JR's Discount Store and would like to relocate to the empty office space alongside Rossi's Restaurant. Mrs. Tehan said they've received authorization from the Rossis to discuss this proposal. She submitted a sketch of the site that proposes some outdoor seating on the west side of the building.

Mr. Kettenring reviewed Mr. Pollock's prepared notes on parkings which stated that Rossi's Restaurant has 29 parking spaces. These are considered pre-existing, non-conforming for the restaurant. The present ordinance requires one parking space (200 sq. ft. each) for every 2 seats, and 1 space for every 300 sq. ft. of gross floor area, exclusive of seating areas, amounting to 37.5 spaces. Though the Tehans would like to utilize a portion of the west side of the building, Mr. Pollock advised that some of the required spaces for use by Rossi's Restaurant would need to be counted in addition to the Maple Creamery's use. Mr. Kettenring told the Tehans to discuss parking space quantity with Mr. Pollock to ensure the number of required spaces were met for both uses. Mr. Broadhurst said if the Tehans were utilizing picnic benches the number of seats a picnic table offers would have to be considered in number of parking spaces required. Mr. Kettenring advised that anything less than that would require the Tehans to seek a Variance from the ZBA.

Mr. Mertz asked if there would any indoor seating and Mr. Tehan said yes, which Mr. Mertz pointed out, would also have to be counted for parking requirements. Mr. Mertz said during any application process, the Board would need to know if there is service inside and out, seating, and interior layout, which would also be important to the Fire Chief. Mr. Tehan proposed they would create an outdoor seating area, separated from the parking lot by wooden rail system. Mrs. Tehan said they'd like most of their seating outside so they could also incorporate a café and market inside with locally made goods and possibly area outside for locally grown produce. Mr. Kettenring pointed out that there was an emergency exit going from the restaurant through the now vacant space they would like to occupy.

Mr. Kettenring asked if this would be a year-round business and Mrs. Tehan said yes and that they would like to consider selling Christmas trees. Relative to the date the Tehans were hoping to open for business, May 1st was their preferred date.

Mr. Kettenring advised the Tehans to meet with Mr. Pollock to determine what will be required and whether or not this proposal meets the criteria for an expedited site plan review, then submit an application. Mrs. Tehan said they would like to use the west-side window for food service and the Board agreed it could be considered.

Jason North on property belonging to Jason, Katina & Linda North, 532 Coolidge Woods Rd, Tax Map R14, Lot 11, possible subdivision

Mr. North was present and said their property is 27 acres. He provided a sketch showing the lot split into 3 additional lots at roughly 2-5 acres each. Mr. Kettenring said soils and slopes may impact how many lots could be created. Relative to driveway locations the Public Works Director should be consulted, which Mr. North said he has already done. Mr. Mertz said based on his knowledge of that area there could be steep slopes from the road to the lots that could affect the driveways and water leaving the site. Mr. Mertz said the only other concerns that may be discussed is premature development or difficulty with getting services to the lots.

Earth Excavation Regulations

Mr. Kettenring advised that Mr. Irvine had wanted the Board to discuss the earth excavation regulations but he wasn't present. Mr. Kettenring said it was relative to letters needing to be sent to the excavators operating a gravel pit on an annual basis, to review their permits. The Board agreed to have Mr. Irvine write letters and if it was required by the regulations to bring the operators in to meet with the Board - to make those arrangements. Mr. Pollock advised that there is a bond involved and Mr. Kettenring said that with each of these operators in town there needs to be the assurance that the bond still covers the excavation area or whether there has been expansion of the area of excavation. Mr. Shaw expressed concern with inviting someone in to speak with a Town Board when it makes better sense to have people confer with Mr. Pollock or Land Use Administrator Mrs. Vose. Mr. Kettenring said the regulations state it is the Planning Board that must take the action. Mr. Shaw made a motion, seconded by Mr. Mertz to direct Mr. Irvine to take action, along with the Planning Board, to ensure compliance with the regulations relative to earth excavation. Vote was unanimous. Mr. Kettenring suggested this regulation should be reviewed for possible amendments as it was last reviewed in 1992.

Mr. Shaw made a motion, seconded by Mr. Mertz to deny Mr. Bladecki's application without prejudice as it is incomplete and the applicant has not been present for several meetings. Vote was unanimous.

ADJOURNMENT

Mr. Mertz made a motion, seconded by Mr. Shaw to adjourn the meeting at 7:02 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose