

**TOWN OF NEW HAMPTON  
PLANNING BOARD**

**WORK SESSION MEETING MINUTES**

Town Office 2<sup>nd</sup> floor meeting room  
6 Pinnacle Hill Road, New Hampton, NH 03256

July 11, 2023

**CALL TO ORDER**

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

**MEMBERS PRESENT**

Regular Members: Mrs. Hiltz, Mr. Broadhurst, Mr. Shea, Mr. Katz, & Mr. Drake. Alternate members: Mr. Anderson and Mr. Vachon.

**OTHERS PRESENT**

Planning Assistant Mr. Pollock, Land Use Administrator Mrs. Vose and ZBA member Mr. Tierney.

**DISCUSSION**

The board reviewed the Zoning Ordinance as marked up by the Ordinance Subcommittee. Mr. Katz advised this was a complete rewrite and has asked for legal advice on how this would be presented to the voters.

Items to note:

1. Removal of BC-2 District based on changing it to become part of the existing MU District.
2. There were several uses that instead of being permitted by Special Exception are proposed to now be permitted by Conditional Use permits.
3. The Board agreed that for Cluster Development and Bed & Breakfast/Tourist Home those should now be permitted by Conditional Use as the marked-up changes did not indicate which it should be. In the case of the B&B, Mr. Katz said the approval would not run with the land but would be specific to the owner of the property and a change in ownership would require a new application.
4. The Board agreed to add "Uses exceeding 50,000 sq ft of disturbed area" as being allowed by Conditional Use.
5. There was discussion on whether a two-family and multi-family should receive site plan review, as that is the current requirement in the Village District and there is potential for these being rental units. The Board agreed to add the need for site plan review to those types of housing and that life-safety requirements must also be met.
6. Relative to building height the Board agreed to increase the height from 35' to 50', though there would be a restriction of 35' to the highest occupied space, as the fire truck's ladder is 35'. The Board agreed that everywhere in the ordinance where building height refers to definitions, the definition would be added to "Height Regulations" under "Dimensional Standards" in each district.
7. Mr. Katz advised the subcommittee is recommending that the Mixed Use (MU) District now extend further down Route 104, on the south side, 1,800 feet south to the Meredith town line. He said this would replace the BC2 District which currently runs from Drake Road, along Route 104, for a depth of 1,000 feet south of 104, to the Town property at the

inlet of Lake Pemigewasset. Mr. Shea said he didn't think continuing the MU District further than where the existing BC-2 District is located, makes sense, based on its affect to the Smoke Rise subdivision. When asked why the thought was to make BC-2 at 1,000 ft deep to being Mixed Use at 1,800 ft deep, Mr. Katz said it could be scaled back.

At 6:44 Mrs. Hiltz turned the meeting over to Vice-Chairman Mr. Broadhurst as she had to leave.

There was some discussion on what businesses may come into town, along Route 104, and that while some traffic counts may indicate growth would likely be limited it was important to consider what could happen in the future. There was discussion on keeping the District boundaries on the south side of Route 104 as they are currently, but to allow for the added uses of the MU District in the area now known as the BC-2 District. The Board agreed to change the label of BC-2 to now be labeled MU with those proposed uses. Mr. Katz said this will allow for increased density in a limited area.

8. There was discussion on adding the parcels between Route 104 and Town House Road from either of its ends, adding them into the MU District. The Board agreed to this change.
9. MU District would now allow for 2 primary structures on one lot, whether they are residential or business related, which does not include accessory structures.
10. Delete entire BC-2 District, as it now becomes a continuation of the MU District.
11. BC-3 becomes "BC" District.
12. In BC the Board agreed to change the 2-family and multi-family to permitted, removing the need for a Special Exception.
13. In BC District change Cluster Development to be permitted by Conditional Use and not by Special Exception.
14. In the BC District change the B&B/Tourist Home/Hotels, Motels/Inns from permitted by Special Exception to Conditional Use.
15. Relative to the Village District the Board agreed to let Land Use Administrator Mrs. Vose and ZBA member Mr. Tierney, work on amending language within this district.
16. In the Pemi Overlay District (PO) the structure setback will only refer to the "primary structure" relative to the distance of 200' to the normal high water mark as NHDES regulations allow for other structures to be allowed closer.
17. PO District - where only indirect lighting was permitted on a sign to prohibiting all digital and animated signs. Mrs. Vose asked why this is singled out as prohibiting these types of signs where the same prohibition should apply to the GR District. Mr. Katz said it is because it is in an overlay district and Mrs. Vose asked why it would not have the same effect as digital and animated signs in the GR District or the Waukevan Overlay District and Mr. Katz said that discussion could take place when the sign regulations are reviewed.
18. Based on Shoreland Protection Act "Other Standards" were changed to allow for shoreland accessory structures and water dependent structures as permitted by NHDES.

19. Mr. Katz said the Cluster Development requirements are proposed to be moved into the ordinance from the Subdivision Regulations. Mrs. Vose advised that this would make better sense under the “General Purposes” section of the ordinance rather than the “District Regulations” and that as marked up - not all the regulations relative to Cluster Development are added in, therefore it should also refer the Subdivision Regulations. The Board agreed.

Mr. Pollock reminded all members that any subcommittee meeting that takes place needs to have a set of minutes from that meeting to comply with the Right to Know law.

**ADJOURNMENT**

Mr. Katz made a motion, seconded by Mr. Shea to adjourn the meeting at 8:01 pm. Vote was unanimous.

Respectfully submitted,  
Pamela Vose