

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES**
Town Office 2nd floor meeting room
6 Pinnacle Hill Road, New Hampton, NH 03256

August 15, 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. Drake, Mr. Katz, Mr. Mertz. Alternate members: Mr. Anderson and Mrs. Bruning.

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

OTHERS PRESENT

Planning Assistant Mr. Pollock

MINUTES

Mr. Broadhurst made a motion, seconded by Mr. Shea to approve the minutes of 7/11/23 as written. Vote was unanimous.

Mr. Shea made a motion, seconded by Mr. Anderson to approve the minutes of 7/18/23 as written. Vote was unanimous.

CORRESPONDENCE

1. Letter from Planning Assistant Mr. Pollock to Hiltz Rev Trust and Linden Drake – reviewing approval for boundary line adjustment.
2. Letter from Planning Assistant Mr. Pollock to Krause Engineering (for Matty) advising of shed which belongs to Troy Drake and straddles the property line between the Matty and Drake properties.

SIGNING OF PLANS

Keri Camarigg & Mary Ann Coughlin, Cedar Lane, Tax Map R7, Lot 22B, Amendment to previously approved subdivision for John & Allia Connors, Map R7, Lot 22.

There was no one present to represent this item.

Mr. Katz made a motion, seconded by Mr. Broadhurst to continue this discussion to 9/19/23 at 6:00 pm. Vote was unanimous.

SIGNING OF PLANS

Douglas & Doreen Tehan on property belonging to Filomena Rossi & CP Rossi Trust, 322 NH Route 104, Tax Map R11, Lot 10, Site Plan review

There was no one present to represent this item. Mr. Pollock advised that there has been no letter from the Fire Dept and the approval was not for use of a trailer.

Mr. Katz made a motion, seconded by Mr. Broadhurst to continue this discussion to 9/19/23 at 6:00 pm. Vote was unanimous. Mr. Pollock to review the discussion to date and request that the Tehans come to the next Planning Board meeting.

**ABUTTER'S HEARING
(Cont.)**

Rudolph & Grace Matty, Old Bristol Rd, Tax Map R15, Lot 14B, Amendment to previously

Mrs. Hiltz reviewed the subdivision plan. As required at the meeting on 7/18/23, it was noted that the following items have been received:

1. Suitable signature block for members to sign;
2. NHDES State Subdivision approval;
3. Draft driveway easement for common driveway to two lots;

approved subdivision for John & Allia Connors, Map R7, Lot 22.

4. Driveway permits;
5. Plans stamped by Soil Scientist.

It was noted that the monumentation must be in place. Surveyor David Krause was present and said the monuments will be set with plans and a mylar to reflect that, being submitted in the future.

Mr. Katz made a motion, seconded by Mr. Anderson to approve the application with the condition the monumentation be in place prior to signing the plans. Vote was unanimous.

Relative to the issue with the shed crossing over the property line, Mr. Krause said he spoke with abutter Mr. Drake who said he would be removing the shed in the next few days.

Mr. Katz made a motion, seconded by Mr. Anderson to amend the motion to approve the application subject to the monumentation being in place and the shed that straddles the boundary line be removed. Vote was unanimous.

OTHER BUSINESS

As Tri-City Masonry Connor Healy was present Mrs. Hiltz asked if the Board wanted to hear from him prior to addressing the remaining agenda items. Mr. Mertz made a motion, seconded by Mr. Broadhurst to take Mr. Healy ahead of the remaining agenda items. Vote was unanimous.

Mr. Healy said he wanted to get information on what the business could and couldn't do at the Route 104 site. They have A-frame displays, which they were asked to turn around so they do not face Route 104; they would like to install granite steps and some type of outdoor living area (ie. firepit, etc.), which would be permanent. He said his partner came before the Planning Board last year for their site plan but now he wants to know if they can create this outside display. Mr. Mertz advised that the original applicant stated that the intent was to display materials by paving the parking lot with the various materials the company offers. Mr. Healy asked if this means having the A-frame display up and an outdoor living space would not be allowed and Mr. Mertz and Mr. Pollock agreed it could not be allowed. Mr. Pollock pointed out that where this property is located (GR District), no outdoor display is allowed. Mr. Mertz advised this is a pre-existing, non-conforming use in the GR District. Mr. Healy said they have also considered putting up a white picket fence to put these display items behind, so they would not be seen from Route 104. Mrs. Hiltz recommended he seek a Variance from the ZBA. Mr. Healy said they would also like to consider adding a storage container to store some of the material the contractors might need. Mr. Katz advised the definition of "outdoor display" reads: *An arrangement of objects, items, products or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the purpose of advertising or identifying a business, product or service, beyond the perimeter of the primary structure as defined by the roof edge.* Mr. Mertz said what Mr. Healy is proposing would not comply, neither the outdoor display or the addition of a storage container. Mr. Katz expressed his opinion that the storage container could be an accessory use to the business. Mr. Mertz said this could be an expansion of a pre-existing, non-conforming, therefore making it more non-conforming. Mr. Katz read the

requirements in the ordinance (Article VI) to allow for a change in a non-conforming use by Special Exception.

Mr. Healy said JR's Discount has outside display and is pre-existing, non-conforming so they would like to have the same ability.

Mr. Pollock reminded the Board that this would require a new Site Plan application to amend the original approval. The Board agreed to have Mr. Pollock gather all documents/discussions related to Tri-City Masonry's approvals, to be reviewed at the next meeting of 9/19/23.

Mr. Mertz made a motion, seconded by Mr. Broadhurst to return to the agenda items. Vote was unanimous.

REVIEW OF STANDING COMMITTEES

Mr. Broadhurst advised there was no meeting due to lack of quorum. As Regional Concerns is a proposed chapter, he and Mr. Mertz agreed there should be some kind of statement that the Board must determine if any proposal before the Planning Board has a regional impact.

Mr. Katz advised the CIP subcommittee met with department heads on 7/24 and then the Fire Chief on a later date. Mr. Katz said he will write a report for the Selectmen to review.

Mr. Katz said Ordinance and Regulations subcommittee has put a pause on meetings for now while a full rewrite of the ordinance to go to voters in 2025. He said the Planning Board needs to consider how to utilize a Planning Consultant to help facilitate this work, which can be discussed at a Planning Board work session meeting that had been scheduled for 9/5/23. The one ordinance change the Planning Board would like to put before voters in March 2024 would be a solar collection installation section. Mr. Mertz said that in the Village District the electric supplier (Precinct) might not allow for solar installations.

OTHER BUSINESS

Mr. Katz advised the board that he would like to address the discrepancies noted by Land Use Administrator Mrs. Vose, between the checklists and the regulation requirements in the Subdivision and Site Plan regulations at the next meeting.

ADJOURNMENT

Mr. Katz made a motion, seconded by Mr. Shea to adjourn the meeting at 7:03 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose