

**TOWN OF NEW HAMPTON
PLANNING BOARD
MEETING MINUTES
NEW HAMPTON TOWN OFFICE
NEW HAMPTON, NH 03256**

December 15, 2015

MEMBERS PRESENT:

Regular members Mr. Kettenring, Mrs. Hiltz, Mr. Conkling, Mr. MacDonald, Mr. Mertz, and alternate members Mr. Joseph and Mr. Hays were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas

CALL TO ORDER:

Chairman Kettenring called the meeting to order at 7:00 p.m.

Mr. Kettenring appointed Mr. Hays to vote in place of the vacant regular member position and Mr. Joseph in place of Mr. Love.

Mrs. Lucas advised that Mr. Love is moving out of the country.

MINUTES

There were none.

CORRESPONDENCE:

There was none.

(Cont) PUBLIC

HEARING/ABUTTERS

HEARING

Michael Sharp; NH Route 104 & Riverwood Drive; Tax Map U-17, Lot 55 – Site Plan Review for health focus facility.

Mrs. Hiltz recused herself from this portion of the proceedings.

Mr. Cantwell, Mr. Alan Blake, Mrs. Jenness and Mr. Michael Sharp were present.

Engineer Kent Brown advised that they have been working on the DOT access issues. He showed the original layout and the revised plans. The plan was to relocate the access to a rear lot with different ownership that must be accessed across the NHDOT property. The general layout has remained the same. The town will be the applicant for the state driveway permit off of Route 104 and NHDOT could require improvements that could affect the current plans. No new driveway access points will be allowed in this section of Route 104 so the current Class VI roadway (service road) is being relocated and used for access to this proposed site. Mr. Brown advised that one section would be transferred to the town and one to the state.

Town Engineer Gerald Lang's review of the drainage and site plan was still pending and should be available shortly, which will then be forwarded to Mr. Brown to address any issues.

Mr. Cantwell expressed concern with potential impact to groundwater. Mr. Brown stated that this development would have a significant slope toward NH Route 104 and drainage would flow away from the residential development. Mr. Brown stated that the project once starting excavation would probably be 2 years to completion. Mr. Kettenring asked what the amount of excavation would be and Mr. Brown said he would need to calculate that and provide it to the board at a future meeting. Mr. Kettenring also suggested a bond for the excavation and site development may be

required. Mr. Brown agreed that a bond would be done.

Abutters asked about r.o.w. off Riverwood Drive, landscape buffer. After further discussion Mike Sharp agreed that to consider a boundary line adjustment to merge the existing r.o.w. off Riverwood to be joined with his residential lots. Mr. Brown said they would look at the buffer and distances.

Mr. Brown stated they will be working with the town and NH DOT relative to the access off NH Route 104.

**INFORMATIONAL/
CONCEPTUAL MEETING:**

Bob Watson, Price Auto, for property belonging to Onorio & Filomena Rossi; 322 NH Route 104, Tax Map R-11, Lot 10; Site Plan conditions.

Bob Watson and Reno Rossi were present.

Mr. Kettenring advised that minutes of 4/15/2014 stated that no further trees be cut so existing buffer strips will remain in place and there is adequate vehicle and pedestrian access. Mr. Irvine had advised that there would be no additional disturbance and there was a clearly defined area for display of vehicles. As the proposal is now to cut more trees Mr. Kettenring asked the board if this changes the character of site development in a negative way. Mr. Sharp advised that Mr. Rossi has asked him to cut the trees and Mr. Sharp plans to remove the trees and many stumps then plant some ornamental trees.

The board reviewed the previous discussion and criteria of the Conditional Use Permit to see if this tree cutting would impact any of that:

- a) Consistency with the Master Plan – Mr. Conkling made a motion, seconded by Mr. Joseph, that this change will meet this criteria. Vote was unanimous.
- b) Site suitability for the use – Mr. Mertz made a motion, seconded by Mr. Joseph, that this change will meet this criteria. Vote was unanimous.
- c) Internal impacts – Mr. Joseph made a motion, seconded by Mr. MacDonald, that this change will meet this criteria. Mr. Kettenring confirmed the hours were as previously proposed being 9am-9pm 7 days/week and Mr. Watson said they are actually 10-6pm, 7 days/week. Vote was unanimous.
- d) Character of site development – Mr. Mertz advised this cutting is a change but could be a benefit. Mr. Conkling and Mrs. Hiltz felt this would be an improvement to the property. Mr. Mertz suggested evergreen plantings to maintain a year round screening. Mr. Watson, Mr. Rossi and Mr. Sharp suggested ideas on how much would remain clear and what might be planted in place of the pines and small brush being cut. Mr. Kettenring said there is currently approximately 25+ large trees that will be removed. Mr. Sharp drew and submitted a plan showing planting of nine trees, with the board requiring that they be of varied species, a minimum of 5 feet each, with 50% being evergreen. Everyone agreed to the plan. Mrs. Hiltz made a motion, seconded by Mr. Hays, that this change will meet this criteria. Vote was unanimous.
- e) Character of building and structure - Mrs. Hiltz made a motion, seconded by Mr. Mertz, that this change will meet this criteria. Vote was unanimous.
- f) Preservation of natural, cultural, historic and scenic resources - Mr. Joseph made a motion, seconded by Mrs. Hiltz, that this change will meet this criteria, given the plan for plantings. Vote was unanimous.

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- g) Impact on property value - Mr. Mertz made a motion, seconded by Mrs. Hiltz, that this change will meet this criteria. Vote was unanimous.
- h) Availability of public services and facilities - Mr. Hays made a motion, seconded by Mr. Joseph, that this change will meet this criteria. Vote was unanimous.
- i) Fiscal impact - Mr. Mertz made a motion, seconded by Mrs. Hiltz, that this change will meet this criteria. Vote was unanimous.

Mrs. Hiltz made a motion, seconded by Mr. Joseph, to approve this conditional Use Permit as amended by the drawn plan for plantings received on 12/15/15. Mr. Kettenring advised that this includes the previous conditions placed on the permit being:

1. Hours of operation being 9 am to 9 pm or less; limited to detailing only in the garage;
2. Vehicles for sale in the designated area – which has been amended;
3. Movement of up to five vehicles to the designated display at the front of the building in an area identified on their plan submitted 8/25/15, 9 am to closing, at which they will return to the display area;
4. Planters need to be placed in front of the building each spring – noting this has not been complied with in the past.

Vote was unanimous.

**INFORMATIONAL/
CONCEPTUAL MEETING:**

*Ken Yorston, A Cut Above
Landscaping (property
belonging to G10, LLC) -599 NH
Route 104, Tax Map R5, Lot 5*

Mrs. Lucas advised that Mr. Yorston called to cancel.

DISCUSSION:

*Possible zoning changes for
2016*

Mr. MacDonald reviewed his changes to the Table of Uses in the Mixed Use District portion of the Zoning Ordinance. The board reviewed the addition of “Mixed Use” to the Definitions, making some changes to the definition. It was the consensus of the board to send this proposal to town counsel as amended.

Mrs. Hiltz said she drafted changes to regulations for determining when building permits are required. The board reviewed and amended the requirements for clarity. It was the consensus of the board to send this proposal to town counsel as amended.

Mr. Kettenring left the meeting.

Special Exception criteria is missing from the Village District, though it is listed in the other districts, so Mrs. Lucas drafted an article to add it. It was the consensus of the board to send this proposal to town counsel as amended.

Mrs. Lucas advised that she removed language in the Village District sign ordinance that are already addressed in the sign section of the ordinance. She also drafted language to allow a larger sign in the Village District through the Special Exception process, when a larger sign may be more sensible for a particular use. It was the consensus of the board to send this proposal to town counsel as amended.

(Planning Board, December 15, 2015, cont.)

OTHER BUSINESS

Mr. Mertz advised that he remembered that when the Mobile station received Site Plan approval there was a landscape plan and he thought it was stated that if any plantings fail, they would replant those affected.

ADJOURNMENT

Motion to adjourn was made by Mrs. Hiltz, seconded by Mr. Conkling. Vote was unanimous. The meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Pamela Vose

DRAFT