

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

December 20, 2016

MEMBERS PRESENT

Regular members Mr. Kettenring, Mrs. Hiltz, Mr. MacDonald, Mr. Hays, Mr. Mertz, and Mr. Broadhurst were present.

OTHERS PRESENT

Permitting Assistant Mr. Pollock, Town Administrator Mrs. Lucas and Zoning Board of Adjustment Chair Mr. Tierney.

CALL TO ORDER

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

MINUTES

Mr. Broadhurst made a motion, seconded by Mrs. Hiltz, to accept the minutes of 11/15/16 as presented. Vote was unanimous.

Mr. Hays made a motion, seconded by Mr. Hiltz, to accept the minutes of 11/29/16 as presented. Vote was unanimous.

CORRESPONDENCE

There was none.

(Cont.) PUBLIC HEARING

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

Mrs. Lucas advised that Brown Engineering Kent Brown confirmed the previously granted continuance until 1/17/17. Mr. Brown intends to meet with NHDOT prior to that date and the office will notify abutters.

Mr. Mertz made a motion, seconded by Mr. Broadhurst, to continue the hearing until 1/17/17 at 7:00 pm. Vote was unanimous.

**PUBLIC HEARING/
ABUTTERS HEARING**

Andrew & Susannah Moore; 191 Gordon Hill Road, Tax Map R-3, Lot 29, 27.7 acres; Two-lot Subdivision.

Brown Engineering Kent Brown was present to represent the applicants.

Mr. Kettenring recused himself from this proceeding as he lives down the road from this subdivision.

Mr. Mertz cautioned the board on potential future subdivisions on this road that does not meet town specifications.

Mrs. Hiltz asked if any abutter or members of the public were present. Mr. Kettenring advised he had nothing to add.

Mr. Hays made a motion, seconded by Mr. Broadhurst, to accept the application as complete. Vote was unanimous and the plans were signed.

Mr. Kettenring suggested the board look at how to handle future subdivisions on roads such as Gordon Hill Road, that don't meet town standards, to avoid creation of a negative cumulative effect if this continues to happen. Mrs. Lucas suggested the board identify these non-compliant

roadways so when large subdivisions are proposed the board could require developers to make suitable improvements to avoid potential safety issues.

**DISCUSSION ON
AGRITOURISM AND
POSSIBLE ZONING
AMENDMENT**

Mrs. Lucas provided copies of the proposed Agritourism language for consideration at the hearing.

Mrs. Hiltz made a motion, seconded by Mr. MacDonald, to add the Agritourism language as written for the hearing scheduled for 1/2/17. Vote was unanimous.

**DISCUSSION ON MASTER
PLAN UPDATE**

There was no discussion.

**DISCUSSION ON 2017 ZONING
AMENDMENTS**

Mrs. Lucas provided copies of the amended language proposed for zoning, which included town counsel's suggestions.

Relative to Accessory Dwelling Units (ADU's) the limitation was changed from 750 sq. ft. to 800 sq. ft. Mr. Broadhurst made a motion, seconded by Mr. Hays, to add the language for ADU's as amended for the hearing scheduled for 1/2/17. Vote was unanimous.

The board reviewed the language that replaces the Accessory Apartment with ADU, defines an ADU, and corrects reference to % of lot coverage in all districts as it relates to Special Exception Criteria. Mrs. Hiltz made a motion, seconded by Mr. Broadhurst, to add the language as amended for the hearing scheduled for 1/2/17. Vote was unanimous.

The board reviewed the language relative to signage (Article V, Section E #1-12). Mr. MacDonald made a motion, seconded by Mr. Broadhurst, to add the language for signage as amended for the hearing scheduled for 1/2/17. Vote was unanimous.

The board continued reviewing the language relative to signage (Article V, Section E. Severability). The board amended the numbering so "Severability" would be at the end of the section. Mrs. Hiltz made a motion, seconded by Mr. Broadhurst, to renumber the section as amended for the hearing scheduled for 1/2/17. Vote was unanimous.

The board reviewed the language relative to flags. There was discussion that the proposed language only allows for 2 flags on a property which would not allow someone to fly, for example, the country, state, and a POW flag. The board agreed to allow flags in all zoning districts but to limit properties in the BI, BC2 & BC3, and Mixed Use Districts to up to two flags and limiting the combined total area of those flags to 40 sq. ft. Language stated all flags are not to obstruct line of sight for public safety. Mr. Broadhurst made a motion, seconded by Mr. Hays, to add the language for flags as amended for the hearing scheduled for 1/2/17. Vote was 5-1 in favor.

The board reviewed the language relative to Sewage Disposal that Mr. Tierney proposed. Mr. Tierney explained that often applicants come to the ZBA for a Variance to place a new septic system into the setback distance

from the property and it typically happens on substandard lots in the GR (typically lakefront) and Village Districts. As one of the criterion for the granting of a variance is related to a hardship, which can be difficult to meet. He is proposing the language to be changed to allow for a septic system to be placed within the setback on a substandard lot only, through a Special Exception, as the criteria for that is different, while ensuring there is little to no negative impact to the abutters and neighborhood. The current setback distance in New Hampton is 20 feet and he is proposing the town allow no less than 10 feet from a property line (consistent with state regs) with a Special Exception. He suggested that if the state grants a waiver for a system to be placed within 10 feet of a property line the town could, in that case, also consider a Special Exception. Mr. Hays made a motion, seconded by Mrs. Hiltz, to add this language for the hearing scheduled for 1/2/17. Vote was unanimous.

OTHER BUSINESS

Mrs. Lucas advised that if there is snow date is will be scheduled for 1/3/17 which means a possible second hearing cannot be scheduled for the regular meeting date of 1/17/17.

Mr. Mertz thanked the members for their participation on the board.

ADJOURNMENT

Mr. Mertz made a motion, seconded by Mr. MacDonald, to adjourn at 8:25 pm. Vote was unanimous.

Respectfully submitted,

Pamela Vose