

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

SITE VISIT – 599 NH Route 104
NEW HAMPTON, NH 03256

June 22, 2018

MEMBERS PRESENT:

Mr. Kettenring, Mrs. Hiltz, Mr. Hays, Mr. Katz, Mr. Shea, and Mr. Mertz (8:06 a.m.) were present.

OTHERS PRESENT:

Permitting Assistant Mr. Pollock, Health Inspector Mr. O’Shea, and Scott Buitta

CALL TO ORDER:

Mr. Kettenring called the meeting to order at 8:05 a.m.

**CONTINUATION PUBLIC
HEARING**

**PRELIMINARY HEARING/
SUBMISSION OF APPLICATION**

*Scott Buitta, on property belonging to
Scott Buitta & Marco Coli; 599 NH
Route 104, Tax Map R-5, Lot 5;
outdoor food service, Amendment to
Site Plan*

The board reviewed the amended site plan, comparing it to the approved site plan. Mr. Kettenring advised that a well is being added, not part of the original plan. Asked about a septic system, Mr. Buitta said an engineer will determine what’s appropriate. Mr. Kettenring pointed out that a dumpster on a concrete pad is shown on the plans but was not on site. Mr. Buitta said it wasn’t done yet because it took a while for approvals and once he opened he had to concentrate on the food service area. He takes his trash off-site every day. Mr. Kettenring advised the well and any septic system should be shown on the as-built site plan. He showed where he had proposed parking and picnic tables but may reconfigure that in the future. Mr. Kettenring reminded him that would require new site plans and told Mr. Buitta to focus on as-builts that reflect what is actually on-site.

The board walked to various locations to discuss each item on the plan to review the existing conditions.

The board went to the westerly side of the parking area where the storage shed was located. Reviewing the buildings on the plan, lean-to proposed for storage at 24’ X 24’ was only partially constructed at 12’ X 24’. Mr. Buitta said the structure is resting on a concrete block. Mr. Katz asked what was being stored inside and Mr. Buitta said it was business related. Mr. Katz pointed out some propane tanks and insecticides stored outside which he said should be secured inside or disposed of. Mr. Buitta said some of the items were left by the previous property owner

He said the smoker building structure is sunk less than 1 foot into the ground. Mr. Katz asked what the structures are currently being used for Mr. Buitta said he was testing the property for viability. He said this area may change in the future if it makes better sense which is why his plans keeps changing.

Mrs. Hiltz recommended Health Inspector Mr. O’Shea attend the next Planning Board meeting.

It was noted that the wood was piled up under a tarp and that there was

no wood shed as indicated on the plan. Mr. Buitta said he hopes to construct one.

There was discussion on an extension to the roof overhang on the back of one of the structures, which was not shown on the plan. Mr. Kettenring reminded Mr. Buitta the plan needs to reflect what is on the ground.

Mr. Katz asked whether there was a fire extinguisher and Mr. Buitta pointed out that there was a fire extinguisher hanging on the post inside the smoker building and that it was approved by the fire department.

Asked what the base material was for the floor of the smoker building, Mr. Buitta said it was hard pack, then plywood covered with vinyl flooring, as suggested by the Board of Health. Mr. Hays asked if the Fire Chief had performed an inspection and Mr. Buitta said he had. (inspection was 2017)

Mr. Shea said the Fire Chief had noted that wood around the chimney was charred and Mr. Buitta said there was a metal piece and that he could have a welder do some work. It was noted that the smoker pipe was attached to a bracket from the roof with a piece of silver tape and there was some concern if this was acceptable to the Fire Department.

The board walked over to the area where Mr. Buitta was proposing additional picnic tables. Mrs. Hiltz asked about the number of tables in an area shown on the plan. The board agreed the plan should reflect "picnic area" where tables would be located and not number of tables, which could be clarified with a notation. Mr. Mertz advised that relative to a restaurant there is typically a limit of number of seats but as there is no bathroom was unsure how this applied. Mr. Buitta stated a bathroom in this case was not required by the state, only as convenience. Mr. Mertz asked Tom O'Shea if this was true, Mr. O'Shea said he was not sure. Mr. Kettenring said if a septic system is put in it may impact number of seats. The board agreed to review this further.

The board looked at a location closer to Route 104 where a smoke box was proposed. Mr. Buitta said the Fire Chief approved its use and he said the smoker fuel would be extinguished at closing every day.

Mrs. Hiltz and Mr. Mertz left the meeting at 8:35 am after confirming with Mr. Kettenring that the board would discuss this further at the meeting on 7/17/18.

Mr. Kettenring questioned the total square footage of the signage in all locations. Mr. Buitta said it was under the 64 sq. ft. limitation. Mr. Pollock advised there is no permit for the sign to include "EAT". Mr. Buitta said he would submit another sign permit. It was noted there was also a "New Hampshire Smokehouse" sign and that there was a representation of a smoker under the approved free-standing sign. It was suggested that Mr. Buitta update his sign permit to reflect what he actually had for signage.

(Planning Board, June 22, 2018, cont.)

Mr. O'Shea stated that when he visited the site last year there was a wastewater tank that Mr. Buitta had explained was taken away when new water was brought to the site. Mr. Buitta explained that now he puts his waste water from the kitchen into the porta pottys which was approved by the state.

The board agreed Mr. Buitta needed an as-built plan that shows what is on site and to include the well and in the future - a revised plan to show the septic area once that has been done.

ADJOURNMENT

Respectfully submitted,
Pamela Vose

The site visit was adjourned at 8:45 am.

DRAFT