

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

August 18, 2015

MEMBERS PRESENT:

Regular members Mr. Kettenring, Mr. Conkling, Mr. Love, and Mr. MacDonald, Mrs. Hiltz (7:10 pm), and alternate member Mr. Hays (7:10 pm) 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.

MINUTES:

7/21/15

Mr. Conkling made a motion, seconded by Mr. Love, to accept the minutes with the following amendment:

1. Pg 3 – change Mr. Dana to Mr. Bates in two locations
Vote was unanimous.

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. Lucas advised that engineer Kent Brown wanted to ask for a continuance as they are waiting for an abutter to sign their approval to changing the ROW access through NH DOT property. Negotiations are ongoing.

Mr. Conkling made a motion, seconded by Mr. MacDonald, to grant a continuance to 9/15/15 at 7:00 pm. Vote passed.

**PRELIMINARY HEARING/
SUBMISSION OF
APPLICATION:**

*Paul & Jeanette Bilodeau, and
James & Andrea Correia – 890
Dana Hill Road, Tax Map R-17,
Lots 29C & Lot 27; Boundary Line
Adjustment.*

Mr. Kettenring asked Applicants for NHS if they were agreeable to allowing this application to be presented prior to discussion on their application and they agreed.

Applicants Mr. & Mrs. Bilodeau, and surveyor Anthony Randall, were present to represent the application.

Mr. Kettenring explained that the proposal is to adjust the boundary lines between the two lots. Parcel "A" consisting of ± 43.55 acres of land and Parcel "B" consisting of 2.28 acres of land will be conveyed from Map R-17, Lot #29C, belonging to the Bilodeaus to Tax Map R-17 Lot #27 belonging to the Correias. He read into record a request from Mr. Randall asking the board to consider approving the application in one meeting, unless changes are necessary.

Mr. Randall reviewed the survey plan. He explained the Bilodeaus will have 5.22 acres remaining with their existing house. Both lots meet the lot size requirements.

(Planning Board, August 18, 2015, cont.)

Mr. Kettenring asked for abutter's input and there was none.

Mr. Love made a motion, seconded by Mrs. Hiltz, to accept the application as complete. Vote was unanimous.

Mr. Hays made a motion, seconded by Mr. Love, to approve the boundary line adjustment. Vote was unanimous and the board signed the plans.

**PRELIMINARY HEARING/
SUBMISSION OF
APPLICATION:**

New Hampton School, Dr. Childs Road, Tax Map U-3, Lot 12; construct a 36,000 sq. ft. indoor ice arena.

CCI's Jeff Downing and Head of Finance Jill Duncan were present.

Mrs. Hiltz suggested she recuse herself from this portion of the proceedings as her husband may be working on the project but she said she did not believe it would influence her actions relative to the hearing. Ms. Duncan advised they did not have a problem with her remaining as a voting member. The board thanked her for disclosing the information.

Mr. Love recused himself from this portion of the proceedings as he works for NHS.

Mr. Downing advised the board of the changes reflected in a new set of plans. He said after the board's input they have reduced the area of site development around the rink, reducing the 123 parking spaces (which had included seasonal spaces) to 79, with a new parking lot to be created on the western side of Kennedy Field, which will have 70 parking spaces. By 8/31 a full set of revised plans will be submitted. Ms. Duncan advised that 134 spaces will meet the requirements of the ordinance, and more will be added if space allows during the planning/construction process. Ms. Duncan advised they have been meeting with the Precinct relative to any issues they may have.

Mr. Kettenring advised that the 3rd party review from Gerald Lang is still in process. He suggested the possibility of adding an additional meeting prior to September to help expedite approval. He pointed out some open items:

- a) Documentation of wetland survey,
- b) Location of bus parking,
- c) Width of driveways,
- d) Snow storage,
- e) Fire Dept input on turnarounds and Kennedy Field parking,
- f) Paving access to Kennedy Field,
- g) Other uses of the ice arena.

Mrs. Lucas pointed out that there are some outstanding input still needed from Mr. Lang, Fire, Police and Hwy Dept, and the Precinct. This input should come prior to NHS submitting revised plans.

Deputy Fire Chief Kevin Lang questioned the distances of the turnaround shown on the plan for the T-turnaround for fire trucks on the south west end of the Arena and Deputy Lang advised they would need 50' for a turnaround.

Deputy Lang asked if the Kennedy Field parking area would be paved and Mr. Downing said they wanted to keep the parking lot as a low impact. Mr. Downing advised the parking lot would be maintained in the winter and would not be gated.

Relative to the travel way in front of the arena that is 20' wide including bus parking, Mr. Kettenring expressed concern with whether a fire truck could fit through this section when buses are parked. Mr. Downing said they would continue to work with the Fire Dept. on accessibility for their vehicles.

There was discussion on having the engineers attend the next meeting being held during an off week.

Mr. Hays made a motion, seconded by Mr. Conkling, to continue the hearing to 8/25/15 at 7:00 pm. Vote passed, with Mr. Love abstaining.

OTHER BUSINESS

Bob Watson, who represents Price Auto, working next to Rossi's Restaurant, was present, as was Reno Rossi.

He advised he would like to display vehicles for sale by moving 2 parking spaces (400 sq ft.) to allow parking right in front of the building, moving them back to the outer display area at night. He submitted a plan which he has drawn in the area under discussion. He pointed out the two areas of parking that he wants to switch during the hours they are open. Proposed planters would now be replaced by the vehicles for sale. When asked if he was planning on two vehicles Mr. Watson advised he used 2 spaces, representing 400 sq. ft. Mrs. Lucas asked how many vehicles would fit and Mr. Watson said he would like to fit 4, but could fit 3.

There was discussion on whether or not to require an expedited site plan review for this proposed change. The board determined a drawn plan should be submitted for documentation purposes and to assist the Selectmen when enforcement issues arise. The board discussed what time the vehicles would swap locations and decided it could be 6:00 pm. Mr. Watson advised he would submit a written proposal and plans to reflect this change at the meeting on 8/25.

ZONING CHANGES

Mixed use district, signage setback in village, building permit process – clarification on requirements for permits.

The board agreed to continue this item to the meeting on 9/15/15 at 7:00 pm.

OTHER BUSINESS

(Cont.)

Mrs. Lucas advised that A V New Hampton LLC, the owners of the Route 104 property where the liquor store is being constructed will be receiving their building permit approval next week or so and expect to be open in December. She said someone had expressed concern with the taking of trees and it was determined that they were not taking more than what was indicated on the approved site plan and was reasonable for the work being done.

ADJOURNMENT

Motion to adjourn was made by Mrs. Hiltz, seconded by Mr. Conkling. Vote was unanimous. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,
Pamela Vose