

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

December 19, 2017

MEMBERS PRESENT:

Mr. Kettenring, Mrs. Hiltz, Mr. MacDonald, Mr. Mertz, Mr. Broadhurst, and Mr. Katz were present.

OTHERS PRESENT:

Permitting Assistant Mr. Pollock and Town Administrator Mrs. Lucas (7:07 pm).

CALL TO ORDER:

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

MINUTES

Mr. Katz made a motion, seconded by Mr. Mertz, to approve the minutes of 10/17/17 with the following changes:

1. Under Correspondence #1 change “copy of a letter from LRPC” to “copy of a letter from Selectboard to LRPC”.
 2. Change the call to order time from “7:00 am” to “7:00 pm”.
- Vote was unanimous.

CORRESPONDENCE

NHDES Wetlands Bureau permit for Karen Fisher for repair/replacement of retaining wall.

PUBLIC HEARING - 2018 ZONING AMENDMENTS

Mr. Kettenring advised that this was a hearing to discuss 2018 proposed Zoning Ordinance amendments and asked for any discussion relative to the proposed amendments.

Article V, Section R (Accessory Dwelling Unit) – Mrs. Hiltz made a motion, seconded by Mr. Hays, to accept these amendments and place them on the ballot. Vote was unanimous.

Article XIV Definitions – Mr. MacDonald made a motion, seconded by Mr. Broadhurst, to accept these amendments and place them on the ballot. Vote was unanimous.

Article V, General Provision, Section S – Mr. Broadhurst made a motion, seconded by Mr. Katz, to accept these amendments and place them on the ballot. Vote was unanimous.

There was discussion on the chart under General Parking Regulation in the Village District under Article IV, Section F(9). Relative to the parking space requirement under Use Type I, J, K & L the board agreed any statement relative to square footage should say “of *gross floor space*” throughout the table. Relative to Library usage the board agreed to change “Place of assembly” to “Public assembly” and under Minimum Number of Required Spaces replace “defined by *Public Assembly use for meeting areas*” as “defined by *F*”. The board agreed to change the assembly space requirement under Section G to “gross floor space *of the meeting area*”.

There was discussion and agreement on deleting F and changing Type

of Use under G to read “*Public assembly area*” with the parking space requirement to be “*One space for every 3 seats or one space for every 40 sq. ft. of gross floor space of the assembly area, whichever is more stringent*”. The board agreed these changes should be sent to 2nd Public Hearing as amended, on 1/9/18 at 7:00 pm.

Relative to Article V, Section P, on Screening and Buffers, there was discussion that there may be some sections in the proposed language more appropriate for Site Plan Regulations rather than the Zoning Ordinance regulations. Mr. Mertz made a motion, seconded by Mr. Katz, to move Section P on Screening and Buffer to Site Plan regulations. Vote was unanimous.

Mrs. Lucas said there is no place in Zoning where it states the size of a parking space. The board said they discussed size and agreed it needed to be stated at 9’x19’, and unless town counsel has an issue with adding the size, it should be included in the amendments made during this meeting and moved forward to the 2nd hearing.

Mr. MacDonald made a motion, seconded by Mrs. Hiltz, to move to any other business ahead of the remaining agenda items.

OTHER BUSINESS

Bill Hodges and Anne Tarryk were present.

They said they own Tax Map U10, Lot 11 on Seminole Avenue and want to purchase a portion (.04 acres) of John Reuter’s land only parcel, Tax Map U10, Lot 13, to square off their lot. It was noted that Mr. Reuter’s lot is approximately .6 acres and is a narrow strip of land between the road and railroad. It was noted that making this adjustment as proposed, would make U10-13 more non-conforming as a result of the transfer. Mrs. Lucas said if Mr. Reuter agreed to merge the remainder of his narrow strip of land with his parcel across the road (Tax Map U10, Lot 9), the issue of non-conformity would be gone. The board asked if this parcel, or portion, was transferred from Map U10 Lot 13 to Lot 11, would there be a turnaround available for vehicles as it is at the end of Seminole Ave. Mr. Hodges, Ms. Tarryk and Mr. Hays said there was and could also be used by a fire truck. Mrs. Lucas said she would speak to counsel about the non-conformity of U10-13 after a potential boundary line adjustment. If counsel sees this as non-compliant the next step would be for Mr. Hodges and Ms. Tarryk to seek a variance for the non-conformity. Mr. Hodges asked if other abutters split up the narrow parcel, adding land to each of their parcels, would this be approvable and the board said it would solve the issue of non-conformity and be similar to what took place years ago at the beginning of Seminole Ave. When asked if Mr. Reuter was willing to sell all of U10-13 Ms. Tarryk said that Mr. Reuter’s well was on the parcel and near the property line. The board advised that this issue could be resolved by granting an easement to Mr. Reuter’s property, Map U10, Lot 9. Mr. Hodges said if an easement could be done they could purchase the narrow lot, and later divide it up with other interested abutters. Mr. Mertz pointed out that if they purchased U10-13, and merged it with lot their lot (11), then later performed boundary line adjustments with abutting owners, this would create another situation with lot 11 becoming more non-conforming. Mr. Katz

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suggested seeing if NH allows a perpetual “ground rent”. It was suggested that purchase of the lot and any division and merging of the lots be done in one step, to avoid issues with non-conformity.

CONTINUATION PUBLIC HEARING

Michael Sharp: NH Route 104 and Riverwood Drive, Tax Map U-17, Lot 55; proposed health focus facility with two 10,000 sq. ft. buildings, Site Plan Review

There was no one present to represent this application.

Mr. Broadhurst made a motion, seconded by Mrs. Hiltz, to this hearing to January 16, 2018 at 7:00 pm. Vote was unanimous.

DISCUSSION ON ROAD CONDITIONS AND PREMATURE SUBDIVISIONS

Mrs. Lucas said she had a conversation with each department head, suggesting to them that they meet and develop a list of roads with each of their concerns. She said the Fire Chief had suggested a driving tour so the board could see the roads they are concerned with. The board suggested the department heads provide a list of roads they are concerned with and schedule a driving tour.

OTHER BUSINESS

Master Plan sub-committee meeting was scheduled for 1/9/18 at 7:30 pm.

ADJOURNMENT

Mrs. Hiltz made a motion, seconded by Mr. Hays, to adjourn the meeting was adjourned at 8:31 p.m. Vote was unanimous.

Respectfully submitted,
Pamela Vose