

**TOWN OF NEW HAMPTON  
PLANNING BOARD  
MEETING MINUTES  
NEW HAMPTON TOWN OFFICE  
NEW HAMPTON, NH 03256  
July 21, 2009**

**MEMBERS PRESENT** Mr. Conkling, Mr. Luciano, Mr. Mertz, Mrs. Gregg, Mr. Joseph

**OTHERS PRESENT** Mrs. Lucas

**CALL TO ORDER** At 7:00 p.m. Mr. Conkling called the meeting to order.

Mr. Gregg was appointed to vote in place of Mrs. Lynch.

**MINUTES** It was moved by Mr. Mertz, seconded by Mrs. Gregg, to approve the minutes of May 19, 2009. Vote was unanimous.

It was moved by Mr. Mertz, seconded by Mr. Luciano to approve the minutes of June 16, 2009. Vote was unanimous.

**CORRESPONDENCE** Mr. Conkling acknowledged receipt of the following correspondence:

1. Notice of Decision from ZBA to Mrs. Patricia McEachern, Variance Denied 7/16/09.
2. Notice of Decision from ZBA to Edward & Judith Bernstein, dated 7/16/09, Variance Approved.
3. Letter to Mr. Kevin Lacasse, 112 Main Street LLC, from Town Administrator Barbara Lucas regarding non-compliance with zoning regulations, dated 6/29/09 with a requested response by July 29, 2009.
4. State of NH Approval for Subdivision, Christopher Batchelder, #SA2009009088.
5. Wetlands Permit Application, for the Madden property at 84 West Shore Road, Lake Winona.
6. Household Hazardous Waste Collection taking place on July 25 and August 1, 2009

**CONTINUATION -  
PUBLIC HEARING/  
ABUTTERS HEARING**

Public Hearing/ Abutters Hearing, Subdivision, Winona Road, Tax Map

Mr. Conkling advised the Board of a letter from Holden Engineering, dated July 17, 2009, requesting a continuance of the Planning Board's review, as they have recently received technical review and are in the process of preparing a response package to address the concerns.

R-19, Lot 23, 13.856 acres Mrs. Lucas advised that Chairman Ken Kettenring had allowed Holden Engineering to send its response to the technical review to Mr. Lang for his review.

The hearing was continued to August 18, 2009.

**INFORMATIONAL/  
CONCEPTUAL  
MEETING**

Winnifred & Gene  
Boynton, Boynton Rd,  
Tax Map R18, Lot 31

Richard Gowen was present to discuss whether the Board would require a boundary line adjustment or a subdivision based on the the division of the property by the road. The intention is to add approximately 2 acres to Bruce Cote's property, across Boynton Road, which presently belongs to Gene and Winnifred Boynton.

Mrs. Lucas advised that she had discussed the issue with town counsel who said that this could be accomplished with a boundary line adjustment but that it should clearly state on any plan that in order to development or sell that lot separately it would require that it be subdivided.

Mr. Gowen made a suggestion on the wording and stated he it came from a NH/DES book relative to how they describe a lot which is not to be used for residential purposes. Mrs. Lucas stated that it might be appropriate to state what it is to be merged with – ie. map & lot number.

It was the consensus of the Board that any plan should state the merging of the 2 acre field to Mr. Cote's map and lot # for a total of X number of acres. Mr. Gowen advised that he would have the verbage for the added wording emailed to Mrs. Lucas to ensure it was acceptable before they prepare plans for a boundary line adjustment.

**DERRY LEEMAN**

d/b/a Busy B's  
Craft Fair at Rossi's  
Restaurant

Mrs. Lucas advised that at last month's meeting the Board asked Mr. Leeman to speak with the Police and Fire Chiefs relative to his annual craft fair being held in the parking lot of Rossis. She stated that neither Chief had any issue with Mr. Leeman's proposal. She advised that Mr. Leeman had provided Fire and Police Chiefs his plan identifying the area where the vendors would be set up. Mr. Leeman stated that vendors will be on the left side of the restaurant, on the grassy area. He advised that the Police Dept will post No Parking signs on NH Route 104. He stated that there will be clear access around the building. Mr. Leeman provided a list of vendors that will be on the site.

**OTHER BUSINESS**

Alex Ray and Jeff Day were present to advise the Board that they had won the bid at auction on Bobby's Girl Diner. (Tax Map U-8, Lot 2, 752 NH Route 104) Mr. Ray advised that they want to make minor changes to the property. They are going to change the name and the sign. He verified his interpretation of the sign ordinance. Mr. Ray stated that he was lead to believe that the previous owners, Ronald and Mary Elliard, had tried to subdivide the parcel. Mrs. Lucas advised that she did not think there had ever been an attempt by the Elliards to subdivide. Mr. Ray advised that he cannot locate survey for the property. Mrs. Lucas stated she would check on a survey or a copy of a site plan. Mr. Ray asked about Baldwin Avenue and Mrs. Lucas advised it is a private road. Mr. Ray said once they purchase the property they hope to open in several weeks. Mrs. Lucas advised that he speak with the Police Chief relative to safety concerns with that portion of Route 104. She stated that the state had been looking at improving the shoulder of the road on the southern side and installing a guardrail.

Mrs. Lucas advised the Board of a lot merger application for Patricia McEachern, Tax Map U13, Lots 6 & 7. It was moved by Mr. Mertz, seconded by Mr. Joseph, to approve the merger. Vote was unanimous.

**ADJOURNMENT**

At 8:00 p.m. it was moved by Mr. Mertz, seconded by Mr. Joseph that there being no further business to come before the Board that the meeting be adjourned. Vote was unanimous.

Respectfully Submitted,

Pam Vose  
Secretary