

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

March 18, 2014

**MEMBERS PRESENT:**

Mr. Kettenring, Mr. Mertz, Mr. Luciano, Mr. Conkling and Ms. Gregg (7:40 pm) were present.

**OTHERS PRESENT:**

Town Administrator Mrs. Lucas was present.

**CALL TO ORDER:**

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

**MINUTES:**

2/25/14

Mr. Mertz made a motion, seconded by Mr. Conkling, to accept the minutes as written.

**CORRESPONDENCE:**

1. Copy of a letter from NH DES Alteration of Terrain for a health focus facility being proposed on Tax Map U17, Lot 55. The letter requests further information.
2. Notice of the Annual Spring Planning and Zoning Conference on 5/3/14 in Whitefield, NH.
3. Copy of a letter dated 3/6/14, from the Selectmen to White Mountain Subway relative to temporary bow flags that are in violation of the zoning ordinance requirements for temporary signage.

**MASTER PLAN UPDATE**

Mr. Mertz stated that there is nothing to report and the sub-committee is still working on the update.

**CAPITAL IMPROVEMENT PLAN**

Mrs. Lucas advised that she has previously submitted responses from some department heads, of which those are a year old, so updated plans will be requested. The board agreed to table this discussion to the next meeting. Mrs. Lucas advised that it would then be up to the Planning Board whether to review the plans as a full board, or as a subcommittee, then schedule time to meet with each department head, to discuss the spreading of costs over time.

**INFORMATIONAL/CONCEPTUAL MEETING:**

*Alden Hofling, on land owned by Phillip Hofling, Straits Road, Tax Map R-10, Lot 25C*

Alden Hofling and Surveyor Colin Brown were present.

Mr. Hofling provided background to the subdivision he did years ago to provide lots for their children. The lot belonging to Phillip has a rear lot accessed by a ROW through a sibling's lot. Mr. Hofling said he would like to deed a driveway access through his own lot, along a boundary line, to reach Phillip's lot. This would extinguish the ROW through the sibling's lot.

Mr. Brown submitted conceptual plans showing the boundary line adjustment creating and adding a 50' wide driveway that would go with Phillip's lot.

Mr. Kettenring asked if there would be any problem with that driveway

access due to the property slopes. Mr. Hofling advised the grade would almost exactly like her daughter's lot, as the two driveways would be side by side. Mr. Kettenring advised that if there was an issue with the remaining lot not having 150' of road frontage after the lot line adjustment, the board would have the choice to make an exception to this rule based on findings.

Mr. Mertz asked what the topo lines showed for a change in elevation and it was thought to be roughly 600' in change, about 11+% grade.

Mrs. Lucas advised Mr. Brown to speak with the Public Works Director to determine if there was safe sight distance for a new driveway entrance.

## **OTHER BUSINESS**

Harold Lamos was present. He advised they own property along Winona Road, Tax Map R19, Lot 23. It is currently a wood lot and would like to construct a 24'X36' barn to be used for creation of a farmer's market, providing a location for local producers to sell their agricultural products. It would have a wood stove and electricity. He advised there is no home on the property.

Mrs. Lucas asked if any portion of the lot was in the flood zone and Mr. Lamos advised it wasn't.

Mrs. Lucas confirmed with Mr. Lamos that the purpose of the barn would be for the agricultural use – the farm stand, and residential storage only. Mrs. Lucas advised that in a previous meeting Mr. Lamos and Ms. Demers had with the Selectmen, there had been discussion that there was a desire to also use the barn commercially; an extension of their present business which is out of their home nearby, in Ashland. Mr. Lamos advised they are no longer proposing to use this barn commercially. It would only be used to store personal items from their home. Mrs. Lucas advised that given the personal use now being proposed for the barn, the Planning Board would no longer require site plan review. Relative to constructing the barn to be used for a farmer's market in an accessory structure, for property situated in Ashland, Mrs. Lucas said it would require a determination by the Selectmen on whether this could be allowed.

Mr. Mertz asked where the access would be and Mr. Lamos showed on a map, where it would be located.

Mrs. Lucas advised that a driveway permit would be required from NH DOT for the change in use.

Paul Rossi was present. He asked what his next step would be in the planning process to allow him to move forward with his plan of placing a used vehicle sales on the Rossi Restaurant property, now that the restrictions for outside display changed as a result of the approved warrant article. Mr. Kettenring suggested a preliminary/conceptual meeting with the Planning Board. Mr. Rossi asked if the board was still considering a warrant article to increase the sq. ft. limitation for outside display from 3,000 sq. ft. to 5,000 sq. ft. The board advised it could be done in September at a special town meeting, but would have to go

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through the hearing process. The board advised Mr. Rossi it would be up to him if he wanted to wait for the outcome of a warrant article vote before submitting a site plan application. Mr. Rossi said he would prefer to proceed now, in order to begin the use at the lower square footage limitation. Mrs. Lucas suggested that an engineer could provide a site plan using a 2<sup>nd</sup> phase addition of square footage, clearly defining that the addition would be contingent upon approval of a warrant article.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Mertz, seconded by Mrs. Gregg. Vote was unanimous. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Pamela Vose

DRAFT