

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

June 19, 2012

**MEMBERS PRESENT:**

Mr. Irvine, Ms. Gregg, Mr. Luciano, Mr. Conkling, Mr. Joseph, and Mr. Mertz were present.

**OTHERS PRESENT:**

Mrs. Lucas, Town Administrator was present.

**CALL TO ORDER:**

Vice-Chairman Mr. Irvine, as Mr. Kettenring was not present, called the meeting to order at 7:05 p.m.

Mr. Irvine appointed Mr. Joseph to vote in place of Mr. Love.

**MINUTES:**

5/15/12

Mr. Luciano made a motion, seconded by Mr. Joseph, to accept the minutes with the following changes. The motion passed.

1. Pg 2, 2<sup>nd</sup> paragraph "Mr. Mertz (did not) advise" as he wasn't present. This should read "Mr. Irvine.."

**CORRESPONDENCE:**

1. Copy of a letter to Mr. Vrusho (Granite State Greenhouse & Nursery) from the Selectmen concerning the storage of trees outside of the area approved by the Planning Board and ZBA and that they will be removed.
2. Mrs. Lucas advised of the Planning Board's copy of the Straits Road project (culvert replacement) Wetlands Application. She said the Conservation Commission had given Mr. Kirshner authority to review the project.

**MASTER PLAN UPDATE FOR 2012:**

Mr. Mertz advised that the sub-committee has reviewed a rough draft of a questionnaire and will be meeting on July 10, 2012, to review it further, and present it to the Planning Board on July 17<sup>th</sup>. They were hoping to disseminate the questionnaires in August.

***Updated Capital Improvement Plan***

Mr. Irvine advised that the members were given a copy of the updated questionnaire, which would go to the department heads. Mrs. Lucas said she would like to have this for the upcoming budget season but would like to have the responses from the Master Plan questionnaire first, if the timing is appropriate. The board discussed that the department heads could complete the Capital Improvement Plans and upon completion of the Master Plan survey, their proposals could be

reviewed by the Planning Board.

**INFORMATIONAL/CONCEPTUAL MEETING:**

*Paul Vrusho  
Tax Map R-4, Lot 90A  
337 NH Route 104*

Mr. Vrusho was not present. Mrs. Lucas advised that Mr. Vrusho had wanted to speak with the board relative to getting permission to place items outside of the approved site plan area.

Mr. Mertz made a motion, seconded by Luciano, to table this discussion until the end of the meeting. Vote was unanimous.

**OTHER BUSINESS:**

Mrs. Lucas advised that the Conservation Commission has signed a P & S on the Baird property, which abuts the Spear property which was previously purchased by the commission and both properties run along the Snake River. Mrs. Lucas said our Conservation Commission is working with the Town of Meredith and the Lake Waukegan Shoreowners Association and have received approval of a grant to fund most of the purchase.

Mrs. Lucas advised that Alex Ray met with NH DOT for a scoping meeting and that DOT was taking his proposal under advisement. Mr. Ray has a traffic engineer that he's hired to look at the project, Mr. Steve Pernaw. Mr. Ray has met with Irving representatives on site, but they want to wait until Mr. Ray's project is further along, before any further commitment is made. DOT is concerned with the use of their driveway for access onto private property. At this meeting there was discussion on conceptual ideas for access management, contained in a study the town had done previously. They were also concerned with backing up of traffic onto I-93. Mrs. Lucas was able to bring up the fact that the northbound off ramp was only one lane, an issue brought by the town when DOT was doing work on the off ramp, pointing out that 2 lanes could alleviate some of the backup concerns allowing left turning traffic in one lane and right turning traffic to continue. She advised that this information surprised the DOT representative who said that making it two lanes would not be costly. Mr. Ray pointed out to DOT that if his project doesn't go through, the 2<sup>nd</sup> lane at the off ramp should be added to alleviate the backups. Mrs. Lucas stated that the 2006 traffic study performed (by Steve Pernaw) was at a high point in traffic counts and those numbers will likely be the numbers used, as opposed to current traffic counts.

Mrs. Lucas advised that the ZBA decision on Mr. Sharp's appeal relative to developing his lot in the Village District, was denied.

Mrs. Lucas advised the board that the SBA tower (on Pinnacle Hill) was approved for a certain height, but at the time of approvals the town reserved the right to place its own antennae

on the monopole, but never did. She said there are significant communication issues with the Police Department and the County has negotiated with SBA to place an antennae on the pole, above the approved height. Relative to the height, she advised that the county would be exempt from zoning. There is a process dictated by statute which states that the Planning Board or Selectboard can deal with the issue, and that the BOS is the board that will be handling it.

Mrs. Lucas advised that Dr. Kistler's office (LRGH) has visited the Exit 23 Plaza, for a possible location to relocate to but have not heard anything definite yet.

Mrs. Lucas said she and Eliza Leadbeater (BCEDC) are currently reaching out to other banks to see if they are willing to locate in New Hampton.

Mr. Irvine advised that as Mr. Vrusho was coming in for an Informational, and was not present, there was no need to continue this agenda item.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Joseph, and by Mr. Irvine. Vote was unanimous. The meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Pamela Vose