

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

December 16, 2014

MEMBERS PRESENT:

Regular members Mr. Kettenring, Mr. Mertz, Mr. Luciano, Mr. Conkling, Mr. Irvine, and Ms. Gregg (7:06 pm) were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas

CALL TO ORDER:

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

MINUTES:

11/18/14

Mr. Irvine made a motion, seconded by Mr. Luciano, to accept the minutes as written. Vote was unanimous.

CORRESPONDENCE:

There was none.

MASTER PLAN UPDATE

Mr. Mertz advised he has nothing to report at this time.

**(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*

Mr. Kettenring advised that the board has a request to continue this item to the January meeting.

Mr. Mertz made a motion, seconded by Mr. Irvine, to grant a continuance to 1/20/14 at 7:00 pm. Vote passed.

**(Cont.) PRELIMINARY HEARING/
SUBMISSION OF APPLICATION**

*Kevin Lacasse and Louis & Karen
Porrizzo; 80 Lake View Drive; Tax
Map R-8, Lot 1A20 & Straits Road;
Tax Map R-7, Lot 1 – Boundary Line
Adjustment and Subdivision*

Mr. Lacasse, Surveyor Mr. Crockett, and abutters Denis Mainville and Rodger & Maryly Matthewman were present.

Mrs. Lucas advised that abutters were notified and she distributed the revised plans for the board to review.

Mr. Kettenring read a letter from the Selectmen's Office to Mr. and Mrs. Porrizzo advising them to complete and submit a lot merger application as the subdivision plan showed the merging of Tax Map R7, Lots 1C with 1D. Mr. Lacasse advised that he has that merger application with him for submission and that the Porrizzos were not able to attend this meeting.

Mr. Lacasse advised that based on abutter's input the ROW was omitted from Lake View Drive and to move the ROW from Straits Road further away from the eastern property line of Map R7, Lot 1 to alleviate concerns abutters Nadeau and Matthewman had relative to sight line and run-off. He said he spoke with Public Works Director Jim Boucher who said he did not see a problem will approving a driveway in that location. Mr. Boucher had told him that he would write a letter stating same.

Mr. Irvine advised that the drawing shows Map R7, Lot 1 as having access to Straits Road and Mr. Lacasse said that it was the Porrizzos

intention to keep that way, only merging lots 1C & 1D.

Mr. Kettenring asked for input from abutters and residents.

Mr. Mainville confirmed with Mr. Lacasse that the ROW he had initially wanted from Lake View Drive is removed.

Mr. Matthewman asked how far the new ROW location was from his property line. Mr. Lacasse advised it was 402' and runs parallel from Mr. Matthewman's line. Mr. Matthewman expressed concern with how the culverts being used in construction of a driveway would effectively displace run-off. Mr. Lacasse pointed out that there won't even be a driveway constructed at this time and said it would be 402' feet away from Mr. Matthewman's lot.

Mrs. Lucas said that if Mr. Boucher was going to submit a letter any approval should be contingent upon receipt of that letter.

Mr. Conkling made a motion, seconded by Mr. Luciano, to accept the application as complete. Vote was unanimous.

Mr. Conkling made a motion, seconded by Mr. Luciano, to approve the application contingent upon receipt of a satisfactory letter from Mr. Boucher relative to a driveway permit.

Mr. Irvine advised that based on subdivision regulations this plan can be approved but does not agree that it should be approved based on statements made during the process that have been changed and seemed to have created more questions than answers. Mr. Irvine pointed out that Mr. Lacasse had initially made the statement he would restrict further subdivision, which is no longer the case. He said the reason given for the change was that Mr. Lacasse did not want to devalue the land (of the new 10-acre lot), but that with the ROW now running through the center of lots 1C & 1D, which are fields, Mr. Irvine stated that this can be seen as devaluing this lot. He pointed out that some land should just be - back land, and feels the new 10 acre lot being created fits into this category. Mr. Irvine expressed concern with Mr. Lacasse not wanting headlights to reach the Nadeau house, pointing out that this driveway for just one lot should not create a headlight issue.

Mr. Kettenring advised that if the board denied this even though it meets the regulations, there would need to be findings, which Mr. Irvine agreed could be discussed. Mr. Mertz stated that he has, over the years, seen plans approved which he has not agreed with, but fit the regulations. Mr. Mertz pointed out that the long driveway being proposed will not allow for any further development of this back lot without another access point. As this falls with the subdivision criteria and the applicants have made modifications to alleviate concerns of the abutters, Mr. Mertz advised he feels this application should be approved. Mr. Conkling expressed his agreement saying that if the 10-acre lot was developed in the future the ROW would need upgrades and a 2nd access road. Ms. Gregg said she agreed this plan could be approved and that in the future all backland may be developed unless there was a restriction to prevent it.

Vote to approve the application was 5-yes, 1-no. Motion passes.

The board asked Mr. Lacasse to bring a mylar copy for signatures and the letter from Mr. Boucher.

OTHER BUSINESS

Paul Rossi was present.

He said he would like to remove some trees along the property line on the western side to improve the exposure for the used vehicle sales and restaurant. He advised he would grind the stumps down and put some vegetation in their place.

Mr. Irvine advised that Mr. Rossi met with the Selectmen to discuss removal of the trees and as the minutes and conditions from his previously approved Site Plan and Conditional Use Permit stated there could be no further tree cutting on the property, they referred him to the Planning Board.

Mr. Rossi said these were pine trees and he would like to cut about 12. Mr. Kettnering asked Mr. Rossi mark the trees he wishes to take down and the board could perform a site visit.

As several of the trees obscuring the view were noted as being on state property Mr. Rossi said removal of trees on their property only, would help.

The board agreed to a site visit on Sat., 12/20/14 at 9:00 a.m. at Rossi's Restaurant.

Mr. Irvine advised that when they perform the site visit they should measure where the used vehicle sales sign is located. He thinks it is further west of where it is shown on the site plan, and can be relocated to *that* location, to provide the visibility Mr. Rossi wants.

Mrs. Lucas said the town is expecting an application from someone to develop the property that was Tedeschi's.

Mr. Irvine made a motion, seconded by Mr. Luciano, to continue the meeting under "other business" to 12/20/14, 9:00 am, at Rossi's Restaurant. Vote was unanimous.

ADJOURNMENT

Motion to adjourn was made by Mr. Mertz, seconded by Mr. Luciano. Vote was unanimous. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Pamela Vose