

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

March 17, 2015

MEMBERS PRESENT:

Regular members Mr. Kettenring, Mr. Irvine, Ms. Gregg (7:03 pm) and alternate members Mr. Fielding and Mrs. Hiltz were present.

OTHERS PRESENT:

Town Administrator Mrs. Lucas

CALL TO ORDER:

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

Mr. Kettenring appointed Mr. Fielding to vote in place of Mr. Conkling and Mrs. Hiltz to vote in place of Mr. Love.

MINUTES:

2/17/15

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

CORRESPONDENCE:

1. Copy of letter to Fred Bailey advising his number of apartments and bedrooms does not correspond to what is was approved by the Planning Board.
2. Letter from Selectmen to LRPC advising they are appointing Robert Pollock to serve on the Transportation Advisory Committee.

(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

Mrs. Lucas advised that the board has a request from the engineer to continue this item to the March meeting.

Mr. Irvine made a motion, seconded by Mr. Mertz, to grant a continuance to 4/21/15 at 7:00 pm. Vote passed.

INFORMATIONAL/CONCEPTUAL MEETING:

New Hampton School, Main Street, Tax Map U-3, Lot 12; additions and renovations to Moore House.

NHS Facilities Director Kirk Beswick and Director of Finance Jill Duncan were present.

Mr. Beswick reviewed drawings showing Moore House, explaining they would like to create a 24 student dormitory, as it is currently a 7 student dormitory and add an additional faculty apartment. They are proposing to demolish the barn at the rear and replace it with larger new construction. This will move some of the students from Dow House, which will be demolished to make room for the new proposed ice rink. Utilities will also be changed. Ms. Duncan advised the front façade of the structure as seen from Main Street will remain the same. Mr. Beswick explained some of the proposed internal and external changes.

Mr. Irvine confirmed with Mr. Beswick that the access around the structure remains the same, for emergency services.

Mr. Beswick said that the Precinct Commissioners and the Fire & Police Chiefs have had a chance to review preliminary plans. Mr. Irvine

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asked if the sprinkler system would be supplied by precinct water and Mr. Beswick said it would. Mr. Beswick advised they will install buried propane tanks to supply the building. They will reduce the current faculty apartment to 3 bedrooms and add a new 2 bedroom apartment. He said parking spaces will not be lost as a result of the addition.

The board agreed this would require a Site Plan review application, with input from Fire & Police Chiefs and the Precinct Commissioners.

OTHER BUSINESS

Robert MacArthur – 123 Lock & Key

Robert MacArthur was present.

Mr. Irvine reviewed for the board that Mr. MacArthur came to meet with the Selectmen after the town was made aware that the upstairs of the 123 Lock & Key business was being used as an apartment. The Selectmen had advised him that his approvals were for a commercial use, not residential and that a change in use would need to be discussed with the Planning Board. Mr. Irvine suggested that the board may want to discuss the purpose of mixed use and allowances for commercial and residential uses on one lot. Mr. Kettenring advised that at the time of the creation of the Mixed Use District this mixing of commercial and residential uses was discussed.

Mr. MacArthur advised that when he purchased the building it had an efficiency apartment upstairs. He said since he has had to downsize the business the efficiency apartment, previously used for office space, is now being rented. He said the showroom in the downstairs has been closed, but the company is now rethinking that option.

Mrs. Lucas said she could discuss with the Selectmen delaying action on this compliance issue if the Planning Board was considering a proposed change to zoning relative to this mixed use of residential and commercial, bringing it to the voters in March 2016 to decide.

Mr. Kettenring asked the board if they were in consensus with this type of mixed use being something the board should consider.

Mr. Fielding made a motion, seconded by Mrs. Hiltz, to discuss language to modify the ordinance to allow for this permitted mixed use and to recommend the Selectmen they delay action on this enforcement issue until the voters decide on any changes. Vote was unanimous.

Mrs. Lucas advised that if the Selectmen agreed that a written statement with agreement that if the voters did not approve this change to zoning, the enforcement action would proceed. She asked Mr. MacArthur to meet with the Selectmen again to discuss this possible agreement and life safety issues that may need to be addressed for the two uses.

AV New Hampton (NH Liquor & Wine Outlet)

The board reviewed revised plans submitted by AV New Hampton (NH Wine & Liquor Outlet) to address the conditions as part of the approval of Site Plan Review and a letter explaining the conditions that have been met.

Mrs. Lucas advised that the Planning Assistant Robert Pollock reviewed

the conditions and revised plans. She said Dunkin Donuts has not made a decision yet on whether they are agreeable to connectivity between the two sites. The existing sign on the western side that was shown on the previous plan, has now been removed for compliance. Mr. Pollock had suggested the board may need to ensure any plantings are maintained if they die off. Signage details, handicap spaces and ramps, and the dumpster enclosure drawings will be submitted separately.

Three of the members present at the original Site Plan Review hearing signed the revised plans. It was noted more signatures of board members for the approval would be necessary.

LRPC TAC 10-year plan project and additional town transportation improvements

Mrs. Lucas advised that Planning Assistant Robert Pollock, who is on the LRPC Transportation Advisory Committee will be working on a project for the 10-year plan. A priority project to be submitted will be the northbound Exit 23 onto Route 104; to address the yield lane and asking them to create a west and eastbound dividing lane. The yield lane has caused many reported and unreported accidents and the proposal is to create a stop to replace the yield. The Planning Board will need a letter for submittal to LRPC by 3/20/15 for consideration. Fire and Police Chiefs, and the Board of Selectmen will also provide letters. Mrs. Lucas asked if the board would consider authorization for Mr. Kettenring to write a letter of support on behalf of the board. Mr. Irvine made a motion, seconded by Ms. Gregg, to authorize Mr. Kettenring to submit the project to LRPC TAC. Vote was unanimous.

Mrs. Lucas reviewed a list of project details for the Planning Board's consideration to include in the Transportation section of the Master Plan:

1. 104 study identified a realignment of Shingle Camp Hill Road with the Exit 23 southbound on ramp/off ramp.
2. 132N near the Ambrose property and a culvert crossing with a curve and incline, where many accidents have taken place. She noted this does not fit criteria for a TAC project.
3. The intersection with Route 104 and Route 132N and Exit 23 Plaza, doing a study for possible options. As TAC could not study it for 20-30 years, Mrs. Lucas said by having it in the transportation section of the Master Plan if a large scale development were to impact that intersection there may be an opportunity for a developer to address this concern.

Mrs. Lucas advised that as added notes for potential projects that may be considered by the state and town could be:

1. "Mosquito bridge" as it is substandard and a one lane bridge on Waukegan Road.
2. Railroad overpass on Winona Road. Improvements were being considered but residents did not want it as Winona Road currently has many sharp corners and the railroad overpass currently prevents tractor trailer trucks from traveling this road between Meredith and Ashland.

Mrs. Lucas advised that Mr. Pollock will present these projects to the Planning Board on 4/21/15 which will identify red-listed bridges in town and other projects on town roads that the Public Works Director

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feels should be included in the Master Plan.

Mrs. Lucas suggested an updated Route 104 study noting that some improvements were made from the previous study near the diner and the turn lane at Town House Road. Mrs. Lucas said she would obtain estimates to perform another study.

ADJOURNMENT

Motion to adjourn was made by Ms. Gregg, seconded by Mrs. Hiltz. Vote was unanimous. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Pamela Vose

DRAFT