

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

June 16, 2015

MEMBERS PRESENT:

Regular members Mr. Kettenring, Ms. Gregg, Mrs. Hiltz, Mr. Mertz, and alternate member Mr. Hays 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. Hays to vote in place of Mr. Conkling.

MINUTES:

5/19/15

Mr. Mertz made a motion, seconded by Ms. Gregg, to accept the minutes with the following amendment:

1. Under "Annual Election of Officers" change "Mrs." Conkling to "Mr." Vote was unanimous.

CORRESPONDENCE:

1. Letter from Karen Gregg advising the board of her resignation from the Planning Board, effective 7/1/15.

The board thanked her for her service.

2. Copy of email correspondence from Barbara Lucas, re: Industrial Communications and abutter William Saber, advising Mr. Saber that the signage at the cell tower entrance on Main Street would reflect only the approved signage on the gate with any further signage to be located up further on the property. Industrial Communications advised there was no danger of radioactivity as stated on the signs being moved; they are only meant to be a deterrent.
3. Jellystone Park advising the board they received approval to place park models on sites 143, 144, 145, 160 & 161. They are 32'8" long, 11' wide, to be used as rental units for guests to stay in. It stated that they met with Selectmen on 6/4/15 to provide these details and discuss the need to provide existing conditions information to the Planning Board.
4. Copy of a letter to Dion's Landscaping asking them to remove a discontinued sign on property belonging to Hilshar Assoc. LLC, Tax Map R4, Lot 92A. Mrs. Hiltz confirmed the sign had been removed.
5. Letter from LRPC asking the board to appoint a commissioner from New Hampton to serve. Mr. Hays advised he would see what was involved and decide whether he could serve.
6. LRPC Annual Report

**(Cont) PUBLIC
HEARING/ABUTTERS**

Mrs. Lucas advised that engineer Kent Brown wanted to ask for a continuance as they are waiting for further information from NH DOT. Mr.

(Planning Board, June 16, 2015, cont.)

HEARING

Michael Sharp; NH Route 104 & Riverwood Drive; Tax Map U-17, Lot 55 – Site Plan Review for health focus facility.

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

**PRELIMINARY HEARING/
SUBMISSION OF
APPLICATION:**

Storageshed LLC, 920 Old Bristol Road, Tax Map R-15, Lot 28; 2-lot subdivision.

Engineer Alan Barnard was present to represent the applicant, J. R. Bruning. Abutters present: Mr. Robert Martin and Mr. Robert Bacon.

Mr. Barnard advised that the owner wants to subdivide off the old Calley & Currier crutch factory building and land around it for 5.769 acres, to meet the 20% maximum lot coverage requirement. He pointed out other details of the plan that show existing conditions. The building is currently served by a well which is now located on the 87.5 acre remaining lot, therefore a new well will be necessary on the building lot. Sufficient road frontage exists for both lots.

Mr. Kettenring asked if there was room to place a new well and meet all requirements. Mr. Barnard advised there was. Mr. Mertz asked if there is still a storage container placed along the property line with an abutting property, now owned by the bank. Mr. Barnard said it was still there and possible another 3 containers. He advised pine trees had been added as a buffer and are growing. Mrs. Lucas advised there had been a condition of maintaining a buffer during a previous site plan review and Zoning Board process.

Mr. Hays asked if there could be any hazardous materials left on the site that the board should be aware of prior to a subdivision and possible sale of the building lot. Mr. Barnard and some of the board members recalled that an Environmental Impact Study had been done previous to Storageshed LLC purchasing it.

Mrs. Lucas asked if Mr. Bruning wanted to keep an easement across an old logging road that runs through the building lot, to the larger lot. Mr. Barnard advised that was not Mr. Bruning's intention.

Mrs. Lucas asked how much frontage would remain on the large parcel and the plan appeared to show approximately 1,000+ feet. There were questions on the calculation of the lot coverage and an expansion of use. Mr. Barnard noted that the maximum lot coverage of 20% is just met, therefore any additional expansion of impervious surface would not meet the regulation.

Mr. Martin expressed concern with it becoming an airport. Mr. Barnard advised it was his understanding that Mr. Bruning wanted to construct a home on the large lot. Mr. Hays asked if the property owner could put in a private runway and Mr. Kettenring advised it would require further discussion with the Planning Board.

Relative to the well rights being discontinued, Mr. Barnard advised he could add a note, but had not done this as Mr. Bruning would own both lots. Mr. Mertz suggested that the plan should show a potential location for a well. Mr. Barnard advised he would add the note and potential location to the plan as there is a tie to the well currently.

Abutter Robert Bacon asked if there would be any restrictions put on the current building, as he thought there were restrictions on the use of the buildings and the types of trips being generated to the site. Mr. Bacon expressed concern with what he feels is the lack of compliance with the buffer that was supposed to be created so the abutter did not have to look at the facility. Relative to approval of any new use, Mr. Kettenring advised it could only be approvable if it had less of an impact than the grandfathered non-conforming use of a storage facility. Mrs. Lucas said that the compliance issues discussed, were part of the original site plan review when the property became a storage facility, which would be a Selectmen enforcement issue. Any new owner of this property, she noted, would have to follow the same conditions placed on the property by the Planning and Zoning Boards.

Mrs. Hiltz made a motion, seconded by Ms. Gregg, to accept the application as complete. Vote was unanimous.

Mr. Hays made a motion, seconded by Mrs. Hiltz, to approve the application, with the condition that the plan be changed to reflect a future well location and disconnection of the building to the existing well, as it will be on another lot. Mr. Barnard advised he could have the revised plan for next month's meeting which will include final monuments. Ms. Gregg expressed concern with the non-compliance on conditions previously set, though the board noted it was a Selectmen's compliance issue. Vote was unanimous.

**INFORMATIONAL/
CONCEPTUAL MEETING:**

Britnem LLC, 13 Drake Road, Tax Map R4, Lot 89, re: enlarge existing structure for commercial use.

Robert MacArthur, Advanced Lock & Key was present.

Mr. MacArthur explained he wants demolish the small building which is currently the lock shop (at 16' x 16') to construct a 24' x 24' or 24' x 28' garage, for vehicle storage and some installations of product.

Mr. Kettenring asked if the new larger building will remain on the parking lot that is already in place or be any closer to the property lines. Mr. MacArthur advised the garage would remain within the parking area. The board pointed out that it would be necessary to provide a calculation of lot coverage that is developed, to ensure it complies with 50% maximum in the Mixed Use District. As some of the driveway area is unpaved the board advised *that* portion was not impervious, therefore would not need to be counted in the calculation. Mrs. Lucas advised he would need to ensure that he meets all setbacks. She said the current building does not meet the setback from the front right-of-way, which is grandfathered, but may also have a problem meeting the setback from the rear property line. The board advised a site plan review would be necessary. Mrs. Lucas advised Mr. MacArthur that if he wishes to enlarge the building while keeping it the same distance from the front right-of-way which does not meet the setback he would need to apply to the ZBA for a by Special Exception to enlarge a dimensional non-conforming use.

Mr. Mertz advised they would also need to look at number of parking spaces as there is also the use of an apartment in addition to the business.

Mrs. Lucas said that Mr. MacArthur could apply to the Selectmen for a building permit, letting them determine if he needs to go to the ZBA or Mr.

MacArthur may decide that based on his plans he knows he will need the special exception, and apply directly to them. These would take place prior to applying for site plan review.

ZONING CHANGES

Mixed use district, signage setback in village, building permit process – clarification on requirements for permits.

Mrs. Lucas advised that the board may want to begin discussion on changes to bring to the voters in 2016. Relative to the Mixed Use District the board had wanted to further discuss allowing the residential and commercial use on one property and in the same structure.

Relative to signage in the Village District, Mrs. Lucas had met recently with a property owner who is considering signage for a home occupation. During that discussion it had noted that the current regulation states it cannot be closer than 15' from the right-of-way, which is further back than most houses in this district. She pointed out that in the other districts signs are allowed up to the right-of-way, but not protruding into it. Mrs. Lucas advised that there is a separate sign section within the Village District portion of the Zoning Ordinance which conflicts, in some areas, with the other sign regulations in the ordinance.

Mr. Kettenring suggested the board may want to discuss leasing of solar array installations as they are gaining popularity, and the town may want some regulations in place to address that.

Mrs. Lucas advised that building permit requirements and how they're applied should be reviewed to make it easier to determine when a building permit is necessary. The board reviewed some of the triggers for getting a permit, while reviewing some of the problems with ongoing improvements and lack of a permit. The board agreed to look at the zoning ordinance, pages 72 & 73, relative the building permit requirements.

OTHER BUSINESS

Mrs. Hiltz asked the status of a previous discussion on a travel trailer on property where a home exists, that appeared to have someone living in it. Mrs. Lucas stated the Selectmen spoke with the property owners, who said the trailer was being used by their son and his friends but assured the Selectmen they would no longer stay in it.

Mrs. Lucas advised the Planning Board at last month's discussion with Jellystone Campground had said that site plan review would be necessary. The Selectmen determined it fell under the same process that the previous owner followed, which was to notify the Planning Board on the placement of new cabins, etc. on camp sites that already existed. The Selectmen advised them that they must meet the same conditions being that certain sites could not be utilized that were below the high water mark. They will be submitting building permits to reflect where these units will be placed, which will likely not be moved, and will be taxed. There will also be an annual submission of existing conditions to confirm site #'s and what is there.

ADJOURNMENT

Motion to adjourn was made by Ms. Conkling, seconded by Mr. Mertz. Vote was unanimous. The meeting was adjourned at 8:32 p.m.

Respectfully submitted,
Pamela Vose