

**TOWN OF NEWPORT, NH**  
**Minutes of the Planning Board Meeting**  
**May 30, 2017 – 6:00 P.M.**  
**Board of Selectmen's Room**  
**15 Sunapee Street**  
**Regular Meeting and Public Hearing**

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**MEMBERS PRESENT:** David Burnham, Chairman; Ken Merrow, Vice Chairman; Bill Walsh, Howard Dunn; Ray Kibbey; David Kibbey, alternate

**MEMBERS ABSENT:** Bert Spaulding, Sr.; David Hoyt, BOS Representative

**VIDEOGRAPHER:** Louis Cassorla, NCTV

**STAFF PRESENT:** Julie M. Magnuson, Planning and Zoning Administrator

**CALL TO ORDER:** Chairman Burnham called the meeting to order at 6:03 p.m. followed by a roll call.

**NEW BUSINESS:**

Chairman Burnham received an application given the Case # 2017-SPFP-006: Edgell Road Real Estate, LLC (Owner) DBA Full Circle Farm and Anthony Dattola (Agent).

Ms. Magnuson discussed the completeness of application Case # 2017-SPFP-006: Edgell Road Real Estate, LLC (Owner) DBA Full Circle Farm and Anthony Dattola (Agent). Staff believes the application is complete as presented.

On a motion by Howard Dunn, seconded by David Kibbey; *the Board voted to accept the Site Plan Case# 2017-SPFP-006: Edgell Road Real Estate, LLC (Owner) DBA Full Circle Farm and Anthony Dattola (Agent) as complete..* The motion passed with complete consensus.

Chairman Burnham opened Case #2017-SPFP-006: Edgell Road Real Estate, LLC (Owners) DBA Full Circle Farm and Anthony Dattola, (Agent) to the public.

**2017-SPFP-006: Edgell Road Real Estate, LLC (Owners) DBA Full Circle Farm and Anthony Dattola (Agent)** request review of a single story, 5,404 sq. ft. enclosed riding arena. The property is identified as Map 205 Lot 001 and is located at 80 Edgell Road in the Rural (R) Zoning District. Ms. Magnuson read the Administrative Review Case # 2017-SPFP-006: Edgell Road Real Estate, LLC (Owner) DBA Full Circle Farm and Anthony Dattola (Agent) into record. Applicant requests application 2017-SPFP-006 approval to construct a single story enclosed riding arena, waiver of full boundary survey and waiver of Mylar. Department of Public Works, Highway and Fire have no objections regarding the project. Staff has no obvious concerns. Approval could include a time period declared regarding the completion of project.

Anthony Dattola (acting agent for Edgell Road Real Estate, LLC) took the floor and presented a site plan titled *Full Circle Farm and developed by Robinson Engineering* dated April 11, 2017

outlining the request for a single story 70'x70' enclosed riding arena with a 42'x12' entry area. No objections noted.

Mr. Dattola explains the riding arena that currently exists provides surrounding communities with therapeutic riding lessons to individuals with disabilities and/or illness.

On a motion by Howard Dunn, seconded by Ken Merrow; ***the Board voted to approve Case# 2017-SPFP-006: Edgell Road Real Estate, LLC (Owner) DBA Full Circle Farm and Anthony Dattola (Agent) with a waiver of full boundary survey and waiver of Mylar as presented.*** The motion passed with complete consensus.

Chairman Burnham received application given Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent).

Ms. Magnuson discussed the completeness of application Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent). Applicant requests review of a minor, three-lot subdivision on Sandhill Road. Included in the application is a three-page survey set. Sheet #1 is the full boundary of Map 101 Lot 006 detailing two (2) proposed lots. Sheet #2 is a close-up of the two (2) proposed lots. Sheet #3 is a close-up and details the topography and soils of the two (2) proposed lots. Staff believes the application is complete.

On a motion by Howard Dunn, seconded by David Kibbey; ***motioned for the application regarding Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent) as complete.*** Motion passed with complete consensus.

Chairman Burnham opened Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent) to the public.

**2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent):** request review of a minor, three-lot subdivision. The proposed lots will be two 5 Ace +/- lots and a remaining 66.9 Acre lot. The property identified as Map 101 Lot 006 and is located at 22 Sand Hill Road in the Rural (R) Zoning District.

Ms. Magnuson read the Administrative Review Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent) into record. Applicant requests a minor, three-lot subdivision on Sand Hill Road. The Department of Public Works, Highway and Fire do not have any concerns with this project. Conservation will review proposal after receiving the material. There is no known construction or development proposed on these lots, at this time. Subdivision does not appear to conflict with zoning and Town regulations. Staff sees no obvious concerns with the proposal.

Clayton Platt (acting agent for Malool Family Realty, LLC) took the floor and presented a site plan titled *Plan of Minor Subdivision – Boundary Plan Lot 101-6, Property of Malool Family Realty, LLC and developed by Pennyroyal Hill Land Surveying & Forestry, LLC* dated April 17, 2017 outlining the request for a three-lot subdivision. Mr. Platt explains the owners currently have healthy forest management over the respective property. There is existing septic system,

soils are good and there is an existing storage shed with no operable plumbing. The division is solely to divide the land. No objections noted.

Melissa Saccento, an abutter to the 22 Sand Hill Road property, agreed with the three-lot subdivision.

On a motion by Ken Merrow, seconded by David Kibbey; ***the Board approved subdivision of Case # 2017-SDFP-001: Malool Family Realty, LLC (Owners) and Clayton Platt, LLS (Agent) as presented.*** The motion passed with complete consensus.

## **MINUTES: April 11, 2017**

On a motion by Ken Merrow, seconded by Howard Dunn; ***the Board voted to approve the Minutes of the Planning Board Meeting on April 11, 2017 as presented.*** The motion passed (Berry Connell and David Kibbey abstained).

### **ADMINISTRATION: Capital Improvement Plan (CIP)**

Ms. Magnuson explained, after continued research efforts, the Planning Board has full authority over the CIP Board. In addition, so long as there are four (4) active members present in a CIP meeting business can be conducted and voting is permitted. Ms. Magnuson will email all members requesting a meeting start date.

General review of the Capital Improvement Committee members took place. David Hoyt is the Board of Selectman Representative; Bert Spaulding, Sr. is the Planning Board Representative; Virginia Irwin is the School Representative; Seth Wilner is the Budget Advisor Committee Representative; Josh Stevens Citizen-at-large member; Russell Fowler Citizen-at-large Member; John Hooper Citizen at Large. At this point, there are no Citizen-at-large positions available.

General Capital Improvement Plan processes took place. Ms. Magnuson, in the past, provided the Board with a CIP booklet. Consulting with the Upper Valley regarding resources that may be available to the Town is advisable. Ms. Magnuson will move forward in seeking information from Upper Valley.

**CIP REMINDER:** Each member must complete an application with the Town. Applications can be found on the Town's website (See April 11, 2017 Minutes of the Planning Board Meeting).

On a motion by Ray Kibbey, seconded by Howard Dunn; ***the Board adjourned at 6:50 p.m.*** The motion passed with complete consensus.

Respectfully submitted,

Kymberly Kenney  
Scribe

Approved on: