

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
November 14, 2017 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; Bill Walsh, Howard Dunn; Ray Kibbey; Howard Dunn; Barry Connell, BOS Ex Officio

MEMBERS ABSENT: David Burnham, Chairman

VIDEOGRAPHER: Louis Cassorla, NCTV

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

CALL TO ORDER: Vice Chairman Merrow called the meeting to order at 6:07 p.m. followed by a roll call.

NEW BUSINESS:

Voted on Completeness of application submitted by Cheshire Oil Company (Owner), Russ Huntley, SVE; Case # 2017-SDFP-002. There was general discussion on the completeness of the application. *On motion by Barry Connell and seconded by Bill Walsh, the Board unanimously voted to approve the application as complete.*

Vice Chairman Merrow opened the public hearing on the following matter: **Cheshire Oil Company (Owner), Russ Huntley, SVE; Case # 2017-SDFP-002;** request final review of a two-lot subdivision of land. The proposal is to subdivide 7 acres of land from Map 105 Lot 013 currently 26.1 acres. The property is located at 603 Sunapee Street in the Heavy Commercial (B-2) and Rural (R) Zoning Districts.

Ms. Magnuson and read the Administrative Review into record. Applicant requests a waiver from subsurface sewage disposal system design.

General review of the Application for Site Plan Review presented.

On a motion by Howard Dunn, seconded by Bert Spaulding, Sr; *the Board unanimously voted to waive the septic and DES requirement.*

On motion by Bert Spaulding, Sr., and seconded by Bill Walsh; the board unanimously approved the application as presented with the following contingencies: (1) amend the Site Plan to reflect the correct lot numbers regarding lots 106-10, 106-21 and 106-16; and (2) subject to DOT driveway permit approval. The Board appointed Bert Spaulding, Sr, and Ken Merrow to sign Mylar.

MINUTES: October 10, 2017

On a motion by Bert Spaulding, seconded by Ray Kibbey; *the Board unanimously voted to approve the Minutes of the Planning Board Meeting on October 10, 2017 with the following amendments: (1)*

correct spelling of the Ash Landfill Site; and (2) add the words “the Board unanimously voted” to the last paragraph.

ADMINISTRATION: Capital Improvement Plan (CIP) and zoning amendments regarding The Keeping of Hens and Beekeeping

Keeping of Hens and Beekeeping:

Ms. Magnuson explained, after some town’s people complaints, the Board is encouraged to set regulations regarding beekeeping and hens. In addition to complaints, a Middle Street owner is requesting a variance. The Lebanon NH regulations regarding both beekeeping and hens were presented for examples.

General discussion took place regarding beekeeping. The Board is considering the following: (1) research of state regulations should be conducted prior to vote; (2) consideration and research of species of allowable bees should be conducted prior to vote; (3) review and research local town farm ordinances should be conducted prior to vote; (4) consideration of appropriate set back requirements should be discussed prior to vote; (5) consideration of instrumenting a minimum distance from neighboring properties should be discussed prior to vote; (6) recommendations presented were as follows:

- a. less than one acre permitted 2 hens,
- b. 1-2 acres permitted up to 4 hens,
- c. 2-5 acres permitted up to 10 hens,
- d. 1-2 acres permitted up to 6 hives,
- e. 2-5 acres permitted up to 10 hives,
- f. more than 5 acres no requirement; *and*
- g. consideration of using Lebanon’s verbiage regarding Section 611 and 611 A regarding introduction paragraphs.

Capital Improvement Plan (CIP):

General discussion took place regarding the Planning Board authority over members voted in, development of processes should be discussed and implemented, and review of the October 11, 2017 Capital Improvement Plan was reviewed and discussed. Concerns regarding the prioritization of buildings that would benefit from a plan insertion discussed.

COMMUNICATIONS: Standard Dredge & Fill Wetland Application Titled “Newport 16109, x-A001 (136) Oak Street Bridge over the Sugar River” prepared by Normandeau Associates and dated October 2017.

General discuss regarding the Standard Dredge & Fill Wetland business conducted.

On a motion by Bert Spaulding, Sr., and seconded by Bill Walsh; *the Board unanimously voted to adjourn at 7:53 p.m.*

Respectfully submitted,

Kymberly Kenney
Scribe
Approved on: