

TOWN OF NEWPORT, NH
Minutes of the Planning Board Meeting
February 26, 2019 – 6:00 P.M.
Board of Selectmen's Room
15 Sunapee Street
Regular Meeting and Public Hearing

MEMBERS PRESENT: David Burnham, Chairman; Ken Merrow, Vice Chairman; Bert Spaulding, Sr.; John Hooper BOS Rep

MEMBERS ABSENT: Barry Connell, BOS Ex Officio; Ray Kibbey

VIDEOGRAPHER: Louis Cassorla, NCTV

STAFF PRESENT: Steve Schneider, Planning Administrator

CALL TO ORDER: Chairman Burnham called the meeting to order at 6:00 p.m. followed by a roll call.

NEW BUSINESS:

2019-SPPP-001: Wayne Boardman (Owner), Adam Boardman (Agent): request review of a site plan consisting of a 40'x24' addition. The property is identified as Map 116 Lot 020 and is located at 200 John Stark Highway in the Single Family (R-1) & Rural (R) Zoning Districts.

Steve Schneider read the Administration Review into record. The applicant is requesting a site plan for an addition to an existing building. The property was granted a Special Exception in 2001 for use of RV sales and services. Although the property is split between the R-1 (Single Family) and R (Rural) Zones; the addition is completely in the R-1 Zone. The addition complies with all R-1 requirements. There is no proposed lighting or landscaping.

John Hooper asked for clarification on the size of the addition. Mr. Boardman confirmed the size is 24'x40'.

Steve Schneider provided aerial photos and the property card to the board.

On motion by Bert Spaulding, Sr., and seconded by John Hooper, the Board unanimously voted (4-0-0) to approve the application as complete.

Mr. Boardman clarified his rear boundary length is 428 feet not 4,128 feet.

Chairman Burnham asked Mr. Boardman to read his application into record. Mr. Boardman complied.

Mr. Boardman provided a letter of support to the board from the closest abutter, Shannon MacMichael.

Mr. Boardman stated essentially he is adding another bay to the current facility. The roof of the addition will be pitched towards the West side of the property which has more than adequate drainage. The current location of the proposed addition is pavement. It will be removed when site work is to start. The footprint of the addition is smaller than the square footage of the existing pavement.

Chairman Burnham asked for questions from the board.

Bert Spaulding asked for clarification from Steve Schneider if disturbance of an excavator would fall under landscaping, or general site restoration from construction. Steve Schneider replied general site restoration.

Bert Spaulding asked for clarification on the addition sketches provided. Mr. Boardman and Vice Chair, Ken Merrow clarified the addition sketches.

Mr. Boardman explained he will be using LaValley's trusses for the roof.

John Hooper stated B & B Campers always keeps their property tidy and clean. Mr. Boardman stated the addition will keep the dumpster more hidden from view and he strives to keep his property looking tidy.

Chairman Burnham stated Mr. Boardman was asking for full survey and site plan waiver. Mr. Boardman stated the reason he requested the waivers was because it is not a big project.

Chairman Boardman opened case 2019-SPPP-001 to the public. No public present to speak on the case.

Bert Spaulding stated the full survey would have been done with the original granting of the Special Exception. Mr. Boardman agreed; the full survey was done in 2001 when the use was approved. Bert Spaulding continued; a full survey and full site plan would be an added cost that wouldn't benefit the board in their decision.

On motion by Bert Spaulding, Sr., and seconded by Ken Merrow, the Board unanimously voted (4-0-0) to approve case 2019-SPPP-001 and waive the full property survey and full site plan.

Preliminary Plan for Subdivision of Gloenco Property: No one to present case.

Final Planning Board Review of Zoning Ordinance Amendment:

Keeping of Hens: The intent and purpose of this section is to allow the keeping of a limited number of hens, primarily for the purpose of providing fresh eggs to the occupants of the dwelling, in all zoning districts.

The keeping of hens shall be permitted (allowed) for all single and/or two-family dwellings provided the following standards are met (these standards do not apply to chickens kept in the zoning districts where farming is a permitted use):

- Less than one acre three (3) hens are permitted

- One (1) to two (2) acres: up to a total of six (6) hens
- Two (2) to five (5) acres: up to a total of fifteen (15) hens
- More than five (5) acres no limitation on the number of hens
- No roosters shall be allowed.
- All hens shall be kept outdoors within a secure enclosure (coop and exercise area) at all times.
- The secure enclosure and the coop shall comply with minimum setbacks for the respective zoning district and shall not be located within the dwelling's front yard.

Bert Spaulding asked for clarification on where the ordinance amendment begins. Chairman Burnham and Board members clarified.

General discussion on neutrality of the amendment, the Board agreed it is as neutral as can be.

Chairman Burnham read the amendment into record and opened the Zoning Ordinance Amendment to the public.

Mr. Louis Cassorla of 318 Corbin Rd. asked for clarification on wording of the amendment. The Board complied.

General discussion on re-wording the amendment to read: permitted (allowed)

On motion by Bert Spaulding Sr., and seconded by John Hooper, the Board unanimously voted (4-0-0) to add (allowed) after the first permitted after the Keeping of Hens. To read as:

The keeping of hens shall be permitted (allowed) for all single and/or two-family dwellings...

General discussion on the Preamble zoning ordinance addition defining permissive zoning.

Chairman Burnham asked for any further questions from the public.

Mrs. Elizabeth Cassorla of 318 Corbin Rd. expressed her gratitude and support of the ordinance amendment, Keeping of Hens.

On motion by Bert Spaulding Sr., and John Hooper, the Board unanimously voted (4-0-0) to send the zoning ordinance amendment to the Board of Selectmen with the Board's full support as read into the record with the addition of (allowed) after the first permitted.

MINUTES: December 11, 2018 & January 8, 2019

Chairman Burnham introduced minutes dated December 11, 2018 for review.

On a motion by Bert Spaulding, Sr., and seconded by Ken Merrow.; ***the Board voted and approved the December 11, 2018 minutes with the following edits: correction of November 27 minutes; On motion by Chairman Burnham; change to On motion by Ken Merrow.***

Chairman Burnham introduced minutes dated January 8, 2019 for review.

On a motion by Bert Spaulding, Sr., and seconded by Ken Merrow.; *the Board voted and approved the January 8, 2019 minutes*

CONTINUED BUSINESS: Commercial Growth

General discussion on mapping out wetlands and conservation areas. There was some discussion regarding access to property located off the westerly side of Route 10 and whether or not the bridge could be used. It was determined that it would be a decision for a future owner. There was discussion about the proposed zoning boundary lines. There was some concern about including existing residential property in a commercial zone. Proposed zone boundary lines were discussed. Starting at the corner of Rt. 10 and 100' off the rear property line of the residential properties of Allen St. Extend 1,500' eastward, again parallel to the rear lot lines of the Allen St. properties. Then the line would run parallel to Rt. 10 to the Croydon town line. On the westerly side of Rt. 10, the proposed boundary line would run parallel to Rt. 10 2,200' feet west of Rt. 10 until it meets the Southern Branch of the Sugar River. At that point the boundary would follow the Southern Branch of the Sugar River and then the boundary of the Newport airport property. The proposed new zone would then travel northerly along Rt. 10 until Allen St. The Regional Planning Commission will create a draft new map for the Planning Board to review at their next meeting. The Planning Board will also review potential uses for the new zone and will start by reviewing those uses identified in the B-1, B-2 and R/C zones.

CONTINUED BUSINESS: CIP

It was shared that the Town has a new software package that will help facilitate the creation of the CIP. The input of the necessary data is presently occurring and there should be something to review in the summer of 2019.

ADMINISTRATION: N/A

COMMUNICATION: N/A

ADJOURN:

On a motion by Bert Spaulding, seconded by John Hooper; *the Board voted to adjourn at 7:50 p.m. The motion passed with complete consensus.*

Respectfully submitted,

Liz Emerson & Steve Schneider

Approved on: