

## PLANNING BOARD

The Planning Board held 22 regular meetings in 2006. Kimberly Vaillant and Frank Lospennato were elected to 3-year positions on the Board in March. Mr. Lospennato declined the position, so the Board appointed Deborah Finnegan, PE to the vacant seat, along with five alternates to the Board: Kip Kaiser, Gene Tolman, Carl Malm, LeslieAnn Petz and Jim Doggett. Kim Pettit and Ann Miles were voted in as Chairman and Vice Chairman, respectively.

Over the course of the year, the following were approved:

- 48-unit clustered (55+) subdivision off Smith Corner Rd.;
- 19-lot residential subdivision off Peaslee Crossing Rd.;
- 5-lot residential subdivision off Whittier St.;
- 3-lot residential subdivision off Whittier St.;
- 3 2-lot subdivisions;
- 3 home occupations;
- 1 accessory apartment;
- 1 lot-line adjustment;
- 1 voluntary lot merger;
- 6 commercial tenancies in a new light industrial building on Puzzle Lane.

Additionally, the Planning Board resolved four instances of non-compliance, where site construction did not comply with what was approved.

The intersection of Peaslee Crossing and Smith Corner Roads was reconfigured in a collaborative effort between the Town and three developers building residential projects in the immediate vicinity. The Planning Board had determined that such improvements were necessary as a result of the increased traffic from these three projects; consequently the three developers shared the costs, and the construction was completed over the summer.

This Planning Board decided early in the year to devote more time to planning, by offering and, in some cases, requiring preliminary review of projects, by continuing to hold Technical Review subcommittee meetings once a month, and by dedicating ourselves to finishing the update to the 1998 Master Plan and to designating an “ordinance work list”, sections of the Town ordinances and regulations which needed revision or correction. The “ordinance work list” became the list of warrant articles which voters will decide this March.

The Master Plan Committee, led by Paul Szot and Dr. Jill Robinson, Senior Planner at RPC, held several public meetings and public hearings for the purposes of gathering input on the Master Plan. A detailed survey was distributed in the spring, and results tallied in the fall. These results, along with information gathered at the meetings and hearings, are being written into the Vision Chapter of the Newton Master Plan. The Planning Board is looking for volunteers to join a new subcommittee which will update several other parts of the Master Plan, in order to bring this project to a conclusion next summer.

Planning Board meetings are held on the following monthly schedule: public hearings, the second Tuesday at 7PM; Technical Review, the third Monday at 3:30PM; and work sessions the fourth Tuesday at 7PM. As the Board is presently looking to hire an administrative assistant, office hours are Thursday nights from 5-7PM or by appointment.

Our meeting agendas and minutes are always posted on the Town website [www.newton-nh.gov](http://www.newton-nh.gov) along with the most current zoning ordinances and site plan and subdivision regulations. Please do not hesitate to contact the Board at 382-3419 or by email at so that we can serve you better.

Respectfully submitted,  
Kimberly D. Pettit, Chairman