



Newton Planning Board
2 Town Hall Road
Newton, NH 03858
(603) 382-4405 X315



NEWTON PLANNING BOARD PUBLIC MEETING MINUTES
May 11th, 2021

The Newton Planning Board public meeting was called to order at: 7:00PM

Chairman Andrews read the following statement: Due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, and most recently extended this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that:

The Planning Board is utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting telephonically, or by going to the Zoom website.

The Planning Board previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting telephonically. Instructions have also been provided on the Town website.

If anyone has a problem, they should email the Planning Board Office at: PlanningBoard@newtonnh.net.

In the event the general public is unable to access the meeting, the meeting will be rescheduled and adjourned.

Please note that all votes that are taken during this meeting shall be done by roll call vote.

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Also, in accordance with the Governor's Emergency Order #23 pursuant to Executive Order 2020-04, and most recently extended the Planning Board is relieved from the statutory and local requirement to meet on a particular schedule or a certain number of times within a given time frame. The Planning Board is also relieved from complying with statutory or local deadlines for accepting, hearing and acting on planning board applications.

When speaking during the meeting, please announce your name so I know who is speaking as I take the minutes.

Mr. Andrews asked Administrative Assistant Doggett to call the roll, please state where you are and if you are alone:

Mr. Andrews - home and alone	Mr. White – excused
Ms. Collyer – In CA and alone	Mr. LaVoie - excused
Mr. Foote - home and alone	Mr. Moran - home and not alone
Ms. White – Home and not alone	

Also, Present:

Mr. Marchand – Alternate - home and not alone
James Doggett – PB AA Ms. Rowden - Circuit Rider

Chairman Andrews appointed Mr. Marchand to vote in place of Mr. LaVoie.

1. Public Hearing

Chairman Andrews called the Public Hearing to order at: 7:05 PM and read:

Carryl & John McCarthy of Newton, NH request a Public Hearing for a Conditional Use Permit – Accessory Dwelling Unit at 31 Kenwood Dr., Newton, NH. The property is referenced as Tax Map 7, Block 3, Lot (21-11).

When speaking during the meeting, please announce your name so the Administrative Assistant can know who is speaking as he takes the minutes.

Chairman Andrews invited Mr. Landry of Build Savey to present his application.

Mr. Landry presented the McCarthy's proposed addition of a <800 square foot accessory apartment.

Ms. Rowden stated that the application was complete. She suggested some possible language for conditions of approval.

Ms. White asked about the square footage of the apartment and how the stairway was configured.

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Mr. Landry informed the board that the homeowners wished to use as much of the 800 square foot allowance as possible.

The Board briefly discussed means of egress, decking and configuration of the exits.

Ms. Collyer inquired about the undersized overhead door shown on the elevations.

Mr. Landry explained that this was for the riding lawnmower.

Ms. Collyer stated it appeared to be easily converted to be part of the main home if the owners so desired.

Ms. Collyer **MOVED** to take jurisdiction; Mr. Moran seconded the motion.

Mr. Andrews asked Administrative Assistant Doggett to call the roll:

Mr. Andrews – Aye	Mr. Marchand – Aye	Mr. Moran – Aye	Ms. Collyer – Aye
Mr. Foote - Aye	Ms. White – Aye	Unanimous	vote

The Board held a discussion on the conditions of approval.

Ms. Collyer **MOVED** to Approve the Application with the following conditions:

- 1. Obtain all Town and State permits.*
- 2. Conform to the preliminary designs dated 4-13-21.*
- 3. Show proof of adequate septic facilities.*
- 4. Supply a letter pertaining to or add a note to the plot plan regarding shared utilities.*
- 5. Meet all Zoning, including but not limited to:*
 - a. Have 2 means of egress.*
 - b. Respect the setback requirements.*
 - c. Be of no greater than 800 square feet.*

Mr. Marchand seconded the motion.

Mr. Andrews asked Administrative Assistant Doggett to call the roll:

Mr. Andrews – Aye	Mr. Marchand – Aye	Mr. Moran – Aye	Ms. Collyer – Aye
Mr. Foote - Aye	Ms. White – Aye	Unanimous	vote

Chairman Andrews closed the public hearing at 7:29PM

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2. Board Business and Correspondence

A. Acceptance of minutes of the 4/27/21 meeting

Ms. White **MOVED** to accept the minutes of April 17th 2021, Ms. Collyer seconded the motion.

Mr. Andrews asked Administrative Assistant Doggett to call the roll:

Mr. Andrews – Aye	Mr. Marchand – Aye	Mr. Moran – Aye	Ms. Collyer – Aye
Mr. Foote - Aye	Ms. White – Aye	Unanimous vote	

B. NPREA Manifest

There was no NEPRA manifest this week.

C. Committees

Master Plan Steering Committee: Ms. Collyer and Ms. Rowden updated the Board about the on-going survey of the Townspeople.

Application Re-writing Committee: Ms. White presented 7 new applications for the Board to review. The Board was well pleased with Ms. White's efforts and will review and discuss the Major Site Plan and Subdivision applications at their next meeting.

Mr. Marchand asked a process question about major construction that was not being build in compliance with an existing, approved Site Plan. Cha

3. Adjourn.

Mr. Andrews adjourned the meeting at 8:10PM

Respectfully Submitted,

James L. Doggett, AA
Newton Planning Board

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