



Newton Planning Board

NEWTON PLANNING BOARD PUBLIC MEETING MINUTES October 26th, 2021



Chairman Andrews called the Newton Planning Board meeting to order at: 7:00PM.

Present, in-person were Members: Mr. Andrews Ms. Collyer Mr. LaVoie

Also Present: Mr. Marchand – Alternate, Ms. Rowden - Circuit Rider, and
James Doggett – PB AA

Present, via Zoom were members, Ms. White - Member and Mr. Moran.

Chairman Andrews appointed Mr. Marchand as a voting member in place of Mr. White.

1. Public Hearings:

Chairman Andrews called the Public Hearing to order at: 7:11PM and read:

Ronald and Theresa Skovron of Newton, NH request a Public Hearing for a Conditional Use Permit – Home Based Business (art Gallery) at 21 Gould's Hill Rd., Newton, NH. The property is referenced as Tax Map 10, Block 5, Lot 5

Chairman Andrews asked Ms. Rowden for her input on Completeness of the application

Ms. Rowden offered her opinion that the application was complete.

Chairman Andrews ask if a member wanted to make a motion on completeness of the application

Mr. LaVoie **MOVED** to accept the application as being complete and take jurisdiction.
Mr. Marchand seconded the motion.

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

Mr. Andrews - Aye Mr. LaVoie – Aye Mr. Moran - Aye Ms. Collyer – Aye
Ms. White – Aye Mr. Marchand – Aye **UNANIMOUS** vote

Chairman Andrews invited the Skovrons to present their application

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Mr. Skovron made the presentation of the application stating they would be open one weekend per month and the hours would be 10:00AM to 7:00PM. They anticipate 6 to 7 customers during those hours on a good day.

Board members suggested that the Skovrons modify their request to make their days of operation every weekend to prevent them having to return if they needed additional days.

The Skovrons requested the change as suggested. They requested being allowed to hang artwork on the barn doors when they were open.

Mr. Andrews invited the Public to give input or ask questions stating: When on Zoom please announce your name and address so the Administrative Assistant can note it for the minutes.

Edvin Crnolic (an abutter) stated that he had no issues with the proposal.

Chairman Andrews read an email from the Fire Chief opposing the application until there has been a Life Safety Inspection.

A.A. Doggett informed the Board that he and the Building Inspector had worked on language that would become boiler plate on all future home-based business applications that should deal with the Fire Chief's concerns.

Chairman Andrews closed the public hearing at 7:43PM.

There was a Board discussion of when a home-based business became a full retail concern. The Board concurred that is when A home-based business started regularly selling merchandise that was not created by the business owners. The Board also talked with the applicant about signage and that the Board could not give permission for any signage other than that specified in the Zoning. Any off-site signage would either need to be on private property or at the discretion of the Board of Selectmen. They reminded the applicants that no signage is allowed within the State's Right-of-Way.

Chairman Andrews asked for a motion on the application.

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

1. *Obtain all local and State permits.*
2. *This business shall not be open to the public prior to a life safety inspection being performed by the fire department and the code enforcement officer.*

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3. *Hours of operation shall be 10:00AM to 7:00PM Friday, Saturdays and Sundays or by appointment.*
4. *All business shall take place inside the barn.*
5. *The displaying of artwork on the barn doors is allowed during regular hours of operation.*

Ms. White seconded the motion.

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

Mr. Andrews - Aye	Mr. LaVoie – Aye	Mr. Moran - Aye	Ms. Collyer – Aye
Ms. White – Aye	Mr. Marchand – Aye		UNANIMOUS vote

2. Board Business

A. Acceptance of minutes of the 9/28/21 meeting

Mr. LaVoie **MOVED** to accept the minutes; Mr. Marchand seconded the motion.

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

Mr. Andrews - Aye	Mr. LaVoie – Aye	Mr. Moran - Aye	Ms. Collyer – Aye
Ms. White – Aye	Mr. Marchand – Aye		UNANIMOUS vote

B. NPREA Manifest

Ms. White **MOVED** to pay the manifest in the amount of \$3077.32; Mr. Moran seconded the motion.

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

Mr. Andrews - Aye	Mr. LaVoie – Aye	Mr. Moran - Aye	Ms. Collyer – Aye
Ms. White – Aye	Mr. Marchand – Aye		UNANIMOUS vote

C. Master Plan Steering Committee

Ms. Collyer brought up the possibility of starting the update of the Land Use chapter; the possibility of the Board declaring that the Rockingham Planning Commission was the sole provider of this type of service; and how the Board could pay for some of the service from this year's budget. The Board discussed these topics.

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Ms. Collyer **MOVED** to name the Rockingham Planning Commission as the sole provider for the services the Planning Board need for the Master Plan update. Mr. Marchand seconded the motion.

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

Mr. Andrews - Aye Mr. LaVoie – Aye Mr. Moran - Aye Ms. Collyer – Aye
Ms. White – Aye Mr. Marchand – Aye **UNANIMOUS** vote
Ms. Collyer **MOVED** to award the contract for drafting the Land Use chapter to the Rockingham Planning Commission with work to begin in November of 2021. Mr. LaVoie seconded the motion.

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

Mr. Andrews - Aye Mr. LaVoie – Aye Mr. Moran - Aye Ms. Collyer – Aye
Ms. White – Aye Mr. Marchand – Aye **UNANIMOUS** vote

Ms. Collyer **MOVED** to pay the Rockingham Planning Commission \$3,000.00 from the 2021 Planning Board operating budget with \$1,500.00 from the Consultant Services line (acc# 4191129) and \$1,500.00 from the Legal line (acc# 4191118) as a first partial payment for the Master Plan – Land Use chapter update. Mr. LaVoie seconded the motion.

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

Mr. Andrews - Aye Mr. LaVoie – Aye Mr. Moran - Aye Ms. Collyer – Aye
Ms. White – Aye Mr. Marchand – Aye **UNANIMOUS** vote

Mr. Andrews asked about an Energy chapter as a legal basis for alternate energy sources. The Board discussed the issue.

Mr. Andrews brought up the prospect of having the Master Plan Steering Committee reviewing the Capital Improvements Plan. Mr. Marchand passed out paperwork showing past C.I.P. efforts. The Board discussed the issue.

Ms. Collyer **MOVED** to authorize the Master Plan Steering Committee to produce a procedure for updating the C.I.P. Mr. Marchand seconded the motion.

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

Mr. Andrews - Aye Mr. LaVoie – Aye Mr. Moran - Aye Ms. Collyer – Aye
Ms. White – Aye Mr. Marchand – Aye **UNANIMOUS** vote

Mr. LaVoie gave some background on a possible Implementation chapter and an example of the form it might take. The Board discussed the issue.

3. Adjourn.

Chairman. Andrews adjourned the meeting at 8:53PM.

Respectfully Submitted,

James L. Doggett, AA
Newton Planning Board

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