



Newton Planning Board

Public Meeting Minutes

August 9th, 2022



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

Present were members: Mr. Moran, Ms. White, Mr. Marchand, Mr. Guide, Mr. Piper, and also, James Doggett – PB AA and Ms. Rowden - Circuit Rider.

Via Zoom was Member Ms. Collyer and 3 observers.

Chairman Moran led the salute to the Flag.

1. Public Hearing

Mr. Moran called the Public Hearing to order at: 7:04PM and read:

Kelly McCarthy of Newton NH requests request a public hearing for a Minor Site Plan (adding horse stables) at 45 Highland Street, Newton, NH. The property is referenced as Tax Map 5, Block 4, Lot 18-2.

Mr. Moran asked Ms. Rowden for her input on Completeness of the application

Ms. Rowden offered her opinion. She stated that with the waiver request the application is complete. She suggested that the Board should process the waiver first.

Mr. Moran invited Ms. McCarthy to speak to her application.

Ms. McCarthy informed the Board that the 6-stall, 56' X 60' would be centered behind her house on the 9 acres she has had cleared on her 26.5-acre lot. She intends to house 2 horses and have paddocks for them to enjoy.

Ms. Rowden stated that this is an accepted agricultural use and is permitted in Residential A.

Mr. Moran invited the Public to give input or ask questions stating: *"Please announce your name and address so the Administrative Assistant can note it for the minutes."*

Ms. Comtois (Abutter, 47 Highland Street) spoke in opposition to the plan as she believed that having horses on abutting property will lower her property's value; pollute her well;

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bring vermin and pestilence; as well as a foul odor. She gave details of the biological output of the average horse. She asked how many horses would be kept.

Ms. McCarthy informed her there would be 2 horses.

Ms. Comtois commented that she did not pick up her notice until later in the week due to the heat wave and she felt that she had insufficient time to make her argument and gather neighborhood opposition to the plan. She asked about it becoming a commercial building.

Mr. Silvia (Abutter, 41 Highland Street) spoke in favour of the plan and stressed the need for the applicant to use best practices for manure storage.

Ms. McCarthy stated she had no plans to store much biological output from her horses and she has already planned to handle that matter before it becomes an issue.

Mr. Stocker (Abutter, 39 Highland Street) stated he had no issues with the plan and offered to allow Ms. McCarthy to spread the manure on his Christmas tree farm.

Ms. White spoke about the additional well for the barn and that if the barn were smaller, it would not have had to come before the Planning Board for approval.

Ms. Rowden informed her that anything outside of the present proposal would require addition Planning Board approval. She informed the abutter that she had 30 days to appeal the decision of the Board.

Mr. Moran ask if a member wants to make a motion on completeness of the application.

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

Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Aye Mr. Guide - Aye
Mr. Marchand - Aye The **VOTE** was: **Unanimous**

Mr. Moran ask if a member wants to make a motion on Waiver.

Mr. Marchand **MOVED** to grant the waiver for the following facts:

- A. The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property and will promote the public interest.
- B. The waiver will not, in any manner, vary the provisions of the Newton Zoning Ordinance, Newton Master Plan, or Official Maps.
- C. Such waiver(s) will substantially secure the objectives, standards and requirements of these regulations.

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- D. The Board may grant a waiver from any portion of these regulations when, in the opinion of a majority of the members of the Board present and voting, find that:
- a) Strict conformity would pose an unnecessary hardship to the applicant; and
 - b) The grant of the waiver would not be contrary to the spirit and intent of the ordinance.

Mr. Guide seconded the motion.

Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Aye Mr. Guide - Aye
Mr. Marchand - Aye The **VOTE** was: **Unanimous**

Mr. Moran asked Ms. Rowden for any final comments.

Ms. Rowden's comments were regarding the conditions of manure storage and private use vs. public.

Mr. Moran asked for a motion on the application

Mr. Marchand **MOVED** to Approve the Application with the following conditions:

Conditions Prescient:

1. Obtain all local and State permits
2. Obtain verification of private use only.

Conditions Subsequent:

1. Follow NHDOA, Market and Food best practices for manure storage.

Mr. Guide seconded the motion.

Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Aye Mr. Guide - Aye
Mr. Marchand - Aye The **VOTE** was: **Unanimous**

Mr. Moran closed the public hearing at 7:34PM.

2. Board Business

- a. Acceptance of minutes of the 8/26/22 meeting
- b.

Ms. White **MOVED** to accept the minutes as printed; Mr. Piper seconded the motion.

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Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Abstained
Mr. Guide – Aye Mr. Marchand - Aye The **VOTE** was: **Unanimous**

c. NPREA Manifests

Mr. Marchand **MOVED** to pay the NPREA Manifest dated 8-9-22 in the amount of \$ 200.33; Mr. Guide seconded the motion.

Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Aye Mr. Guide - Aye
Mr. Marchand - Aye The **VOTE** was: **Unanimous**

Mr. Guide asked if the applicant for 14-1-(27-3) had submitted addition funds to his NPREA account. He was informed that no monies had been forth coming.

Mr. Guide moved that a letter be sent requesting the monies; Mr. Marchand seconded the motion.

Mr. Moran asked A.A. Doggett to call the roll.

Mr. Moran - Aye Ms. White - Aye Mr. Piper - Aye Ms. Collyer - Aye Mr. Guide - Aye
Mr. Marchand - Aye The **VOTE** was: **Unanimous**

d. Municipal Planning & Zoning Grants

Ms. Rowden apprised the Board on newly available grants to pay for professional assistance to review Zoning Ordinances, to potentially rewrite said ordinances and/or appropriate Master Plan chapters, and to do an accurate inventory of housing stock as it pertains to work force housing.

3. Adjourn.

Chairman Moran adjourned the meeting at 8:38PM

Respectfully Submitted,

James L. Doggett, AA
Newton Planning Board

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