



Newton Planning Board

Public Meeting Minutes

May 9th, 2023



The Newton Planning Board public meeting was called to order at: 7:06PM

Present were Mr. Moran, Ms. White, Mr. Ryan Mr. Marchand, Mr. Eddy, Ms. Eddy, Ms. Burke and Alternate Mr. Gibbons

Also Present: James Doggett – PB AA and Ms. Rowden - Circuit Rider .

Chairman Moran led the salute to the Flag.

1. Public Hearings

- 1. A continuation of 125 Development NH Corp of Plaistow, NH's, request for a public hearing for an Amended Site Plan at 3, 5, 7, & 9 Puzzle Lane, Newton NH. The property is referenced as Tax Map 14, Block 1, Lot 27-4.**

Mr. Moran announced that the application had been withdrawn and asked Ms. Rowden for her input.

Ms. Rowden stated that the Planning Board never accepted jurisdiction of the application even though it has been before the Board since September. Because it was never deemed complete, they had not provided enough information for the Planning Board to deem it complete and because they have withdrawn their application from the Planning Board for an amended site plan, the Planning Board is out of the decision-making tree for that property. The property has items that have been brought up in numerous Planning Board meetings, and are recorded in the minutes, these are deficiencies on that site from its approved site plan. Any additional action that would be taken by the town would have to go through your normal code enforcement process. This is ultimately up to your select board, whether they choose to pursue that or not is up to them. If there were to be a Enforcement issue, it is likely one of the remedies would be that they need to get an amended site plan, so they may at some point potentially need to come back to the Planning Board. At this point it is outside of your purview. They have every right to withdraw, I would recommend you do not speculate on why, you do not speculate in public or during the meeting. There is nothing you can do at this point. The only thing that you could do if you wanted would be to have a formal communication with the select board about the code enforcement.

Planning Board Minutes May 9th, 2023 / Planning Board Meeting

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Mr. Roger Hamill (Abutter, 17 Spruce Lane) stated, seeing that the amended site plan has been withdrawn by the developer and seeing that during the consideration of that application evidence was presented that showed that the conditions of the site are not in compliance with the approved site plan, specifically the lack of landscaping for screening the development from the abutters; storm water management that was installed is inadequate to handle the runoff; and a retaining wall that was installed without approval and the safety of that wall has been in question (because it was not certified by an engineer); I am requesting that the board formally refer this matter to the code enforcement officer and or the board of Selectmen for possible enforcement action.

Mr. Marchand stated that he had stated to do as Mr. Hamel requested.

Ms. White **MOVED** to accept the withdrawal of the application; Mr. Marchand seconded the motion.

A.A. Doggett called the roll.

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Ms. Eddy - Aye Mr. Moran - Aye
Mr. Ryan– Aye

The **VOTE** was **UNANIMOUS**.

Ms. White **MOVED** to send a letter to the Board of Selectmen and the Town Administrator requesting that the matter be given to Code enforcement to be resolved. Mr. Marchand seconded the motion.

A.A. Doggett called the roll.

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Ms. Eddy - Aye Mr. Moran - Aye
Mr. Ryan– Aye

The **VOTE** was **UNANIMOUS**.

Mr. Moran closed the public hearing at 7:19PM.

3. **Board Business**

a. Acceptance of minutes of the 4/11/23 meeting

Ms. White **MOVED** to accept the minutes. Ms. Burke seconded the motion.

A.A. Doggett called the roll.

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Ms. Eddy - Aye Mr. Moran - Aye
Mr. Ryan– Aye

The **VOTE** was **UNANIMOUS**.

Planning Board Minutes May 9th, 2023 / Planning Board Meeting

All minutes are in unapproved form until approved by the Planning Board.

Please check subsequent minutes for approval of and/or amendments to these minutes 2

b. NPREA Manifest

Ms. White **MOVED** to pay the NPREA Manifest in the amount of **\$134.37**,
Ms. Burke seconded the motion.

A.A. Doggett called the roll.

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Ms. Eddy - Aye Mr. Moran - Aye
Mr. Ryan– Aye The **VOTE** was **UNANIMOUS**.

c. RPC Review of Regional Housing Needs Assessment

Ms. Rowden have an in-depth overview of the Regional Housing Needs Assessment and Newton's standing with regards to its fair share. She spent considerable time covering the why, when and what could happen as regards these needs as well answering questions from the Board. She also spoke about the NH Housing Academy.

d. BEA Webinar

A.A. Doggett informed the Board about the changes he is recommending to the Rules of Procedure and the Policies and Procedures Manual in light of new information after the BEA webinar. He stated he would make the changes and bring the documents to the Board for approval as soon as possible.

3. **Adjourn.**

Mr. Moran adjourned the meeting at 8:31PM.

Respectfully Submitted,

James L. Doggett, A.A.
Newton Planning Board

Planning Board Minutes May 9th, 2023 / Planning Board Meeting

All minutes are in unapproved form until approved by the Planning Board.
Please check subsequent minutes for approval of and/or amendments to these minutes 3