



Newton Planning Board

Public Meeting Minutes

May 23rd, 2023



The Newton Planning Board public meeting was called to order at: 7:03PM

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

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

Present via Zoom, Ms. White .

Chairman Moran seated Mr. Gibbons as a voting member for the excused Mr. Ryan.

Chairman Moran led the salute to the Flag.

1. Public Hearing

Christopher Sparks of Newton, NH requests a public hearing for a Non-Retail Home Based Business (Flooring) at 85 Peaslee Crossing Street, Newton NH. The property is referenced as Tax Map 7, Block 6, Lot 16-2.

Mr. Moran asked for Ms. Rowden's input on completeness.

Ms. Rowden stated that the application was complete.

Mr. Marchand **Moved** to find the application complete and to take jurisdiction, Ms. Eddy seconded the motion.

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

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Mr. Gibbons – Aye Ms. Eddy -
Aye Mr. Moran - Aye The vote was **UNANIMOUS**.

Mr. Moran opened the public hearing at 7:09PM.

Mr. Moran asked for Ms. Rowden's input on the application.

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Ms. Rowden stated it is a fairly straightforward operation. I have a couple of questions if you can answer: How many folks you think may be coming to your home-based business? Do you have any vehicles? And do you have any other employees? Basically, the narrative tell us about what you are proposing to do.

Mr. Moran asked Mr. Sparks to present his application.

Mr. Sparks (the applicant) stated that basically no customers will be coming to the residence or the business address, one business vehicle which is an F-250. The gross vehicle weight is ten thousand pounds. As to any employees, none, I am a sole proprietor.

Ms. Rowden asked are there any kind of deliveries that would get made to your residence.

Mr. Sparks answered, rarely, maybe some supplies or materials for a job never anything substantial most of that is delivered to the job site. Trash is disposed of either in dumpsters on the job site or at a commercial landfill like G Melo or Holt Road in North Andover. I am basically just using that as our home base, home office and for tool storage.

Mr. Marchand asked the applicant if he was aware though that you can put a sign out in front of your property, its dimensions are two square feet.

Ms. Rowden asked that the applicant had mentioned in his letter that he might be doing a little bit of mill work on the site, what kind of tools are you using.

Mr. Sparks replied, table saw, miter saw, just basically like if we are installing a set of stairs or something that might be prepping the cuts, the night before just to pack them and make them easier to handle.

Ms. Rowden inquired, so pretty much as it says in your letter you will be doing it inside the shop not outside correct?

Mr. Sparks stated that Ms. Rowden was correct.

Mr. Moran opened the floor for Public Comment. There were none.

Mr. Moran asked the Board if they had questions of the applicant. There were none.

Mr. Moran closed the public hearing at 7:15 PM.

The Board entered deliberations.

The Board discussed hours of operation and agreed to hours that satisfied the applicant.

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Mr. Marchand **MOVED** to approve the application based on the following facts concerning the application:

1. That the business plan falls within the scope of the applicable Zoning and Site Plan regulations for a Non-Retail Home Based Business
2. That Justice would be served by approving the application.

And with the following conditions:

Conditions Precedent:

1. **Obtain a Newton Business Occupancy Permit**

Conditions Ongoing:

1. **No outdoor storage of business-related materials.**
2. **All business shall take place inside the home or off-site.**
3. **Hours of operation shall be from 7:30AM to 4:30PM 7 days per week.**

Ms. White seconded the motion.

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

Ms. White -Aye Mr. Eddy – Aye Mr. Marchand – Aye Mr. Gibbons Ms. Eddy - Aye
Mr. Moran - Aye The vote was **UNANIMOUS**.

A.A. Doggett informed the Board that the Building Department had added a signature line for the Planning Board on their business and commercial occupancy permits. The Board authorized A.A. Doggett to sign them for the Board.

2. Board Business

- a. Acceptance of minutes of the 5/9/23 meeting

Mr. Marchand **MOVED** to accept the minutes of 5/9/30. Ms. Eddy seconded the motion.

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

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

- b. NPREA Manifest

Mr. Marchand **MOVED** to pay the following NPREA Manifests:

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NPREA Manifest in the amount of **\$134.37**.
NPREA Close-out Manifest in the amount of **\$725.99**.
NPREA Processing Fee Manifest in the amount of **\$20.25**.

Ms. Eddy seconded the motion.

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

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

c. RPC Circuit Rider Contract

Ms. Rowden informed the Board of the minor change to the contracted rate.

Mr. Marchand **MOVED** to have the chair sign the contract. Mr. Gibbons seconded the motion.

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

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

d. Review of Regional Housing Needs Assessment

Ms. Rowden gave an update on her ongoing work for the Town.

3. Adjourn.

Mr. Moran adjourned the meeting at 7:42PM.

Respectfully Submitted,

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

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