

**NEWTON PLANNING BOARD**  
**PUBLIC HEARING AND MEETING AGENDA**  
**January 14, 2020**

In attendance: Chair Barbara White, Vice-Chair Roger Hamel, members: James White, Michael Andrews; Alternate Robert Zalenski; Ex Officio Lawrence Foote, and Circuit Rider Planner Jennifer Rowden.

Minutes were taken and transcribed by James L. Doggett

Chairman White called the meeting to order at 7:05. She asked all to stand for the salute to the flag.

Ms. White appointed Mr. Zalenski for the absent Mr. Holland. Ms. Estrabrook has been excused for the evening.

**Public Hearing** for a petitioned Warrant Article to reduce setbacks for commercial zones in Newton.

Mrs. White opened the Public Hearing. She read the Public Hearing notice and petitioned warrant article. She informed the assembled that: This article must be placed on the ballot as submitted. It may not be amended either tonight or at the deliberative session.

The Chair opened the floor for public input.

Nancy Kozlowski rose to speak against the article as it would negatively her residential A property and asked the Board not to recommend the article.

Coleman McDonough informed the Board of his history with the property; his agreements with a prior Planning Board Chair to reduce the setbacks; and what he perceives to be in-equality in the application of rules between his property and other like zoned property in Newton. He further stated that his property will be paying in excess of \$2million dollars in annual property taxes.

Nancy Kozlowski asked why developers do not request variances from the ZBA. Mr. McDonough stated as each variance takes 6 months to get approved, he would not live long enough to get all the variances he would need.

Seth Allen asked that the Board not recommend the warrant article as this would not only change the setbacks for Mr. McDonough's property but every other similarly zoned property in town. More-over, it could significantly change the quality of life in Newton.

Erin Stevens asked the Board to recommend the warrant article as it would increase the towns cash-flow and add to growth of the tax base.

Mr. Foote asked if the Fitzgerald property on Rte. 108 was commercially zoned. It is and there is a distinct difference between what is allowed in the commercial and light industrial/commercial zones.

Ms. Rowden explained the difference between commercial and light industrial/commercial zoning.

A mixed discussion of the merit of the warrant article ensued.

Mrs. White asked for a **MOTION** to place the petitioned Warrant Article on the ballot.

Mr. Foote **MOVED** to place the petitioned Warrant Article on the ballot; second by Mr. Hamel. All in favor except Mr. Zalenski who recused himself.

Mrs. White asked for a **MOTION** to recommend / not recommend the petitioned Warrant Article.

Mr. Hamel **MOVED** to **not recommend** the Petitioned Warrant Article; second by Mr. Andrews. Four (4) in favor, Mr. Foote against, Mr. Zalenski-recused.

The Chair closed the Public Hearing at 8:07

**Public Hearing** for 125 Development NH Corp of Plaistow, NH for a 4-lot Subdivision and Lot Line Adjustment at 6 Puzzle Lane Newton, NH. The property is referenced as Tax Map 14, Block 1, Lot 27-3.

Mrs. White opened the Public Hearing. Mr. Hamel recused himself.

The applicant (present) asked that the matter be continued to the next meeting.

Mrs. White asked for a **MOTION** to continue the Public Hearing.

Mr. Andrews **MOVED** to continue the Public Hearing to the January 28<sup>th</sup> meeting; second by Mr. White with a unanimous vote.

### **Other Board Business and Correspondence**

Mrs. White asked for motions to approve the minutes for 12/10/2019, 12/12/2019 and 12/30/2019.

Mr. Andrews **MOVED** to accept the minutes from 12/10/19 (public and non-public); second by Mr. Hamel. The minutes were amended to correct the vehicle weights listed in the Bubar Public Hearing. Each weight listed was missing a zero. With a unanimous vote in the affirmative with the correction.

Mr. Foote **MOVED** to accept the minutes from 12/12/19; second by Mr. Zalenski with a unanimous vote.

Mr. Foote **MOVED** to accept the minutes from 12/30/19, second by Mr. Zalenski with a unanimous vote.

Mr. Foote **MOVED** to pay the NPREA Manifest in the amount of \$226.05; second by Mr. Andrews with a unanimous vote.

**Administrative Assistant job description.** Chair White and Vice Chair Hamel had reviewed the job description and revised it to bring it up-to-date and reflect day-to-day operations and procedures for the Planning Board office

Mrs. White asked for a **MOTION** to adopt the revised Administrative Assistant job description dated January 9, 2020.

Mr. Hamel **MOVED** to adopt the Administrative Assistant job description; second by Mr. White with a unanimous vote.

Non-public 91-A:3,II (b) The hiring of any person as a public employee.

Mr. Hamel **MOVED** to go into non-public under 91-A:3,II (b), second by Mr. White. The roll call vote: Ms. White, aye; Mr. Hamel, aye; Mr. White, aye; Mr. Andrews, aye; Mr. Zalenski, aye; Mr. Foote aye

The Chair announced that the Board would not be returning to public session that night.

Roll call vote to come out of non-public at 8:43 pm.

Planning Board meeting adjourned at 8:44 pm.

Respectfully Submitted,

James L. Doggett, AA  
Newton Planning Board