

**NEWTON PLANNING BOARD
MINUTES OF MEETING
September 12, 2017**

Non-public per RSA 91-A:3, II a-c - Employee evaluation.

J. Doggett made a motion at 6:30 pm to go into a non-public meeting per RSA 91-A:3, II a-c; seconded by J. White. The Board was polled - J. Doggett - aye, R. Hamel - aye, B. White - aye, C. Melvin - aye, J. White - aye, S. Estabrook - aye. J. Holland - aye. **Unanimous roll call vote.**

J. Doggett motioned to come out of the non-public meeting at 6:45; seconded by J. White with a unanimous roll call vote to keep all matters confidential until in the opinion of the majority of the members the circumstances no longer apply. The Board was polled - J. Doggett - aye, R. Hamel - aye, B. White - aye, C. Melvin - aye, J. White - aye, S. Estabrook - aye, J. Holland - aye. **Unanimous roll call vote.**

Call to Order: Chair Barbara White called the meeting to order at 7:06 PM. In attendance were: Chair Barbara White, Vice Chair Jim Doggett, Planning Board members: James White, Roger Hamel, Charlie Melvin, Sandra Estabrook, Jim Holland and Circuit Rider Planner Jennifer Rowden. Minutes were transcribed by Administrative Assistant Gail LeBlanc.

The meeting began with a salute to the flag.

ITEMS 1 – 3: Due to a glitch with vacation coverage, abutter notices were not distributed by the mandatory timeline. The following hearings will be continued until September 26, 2017:

- Conditional Use Permit (Accessory Apartment) Dana and Tiffany Rabito, 5 Lincoln Road (Map 10 Block 10 Lot 32)
- Subdivision (2 lot) Robert Lang, 2 New Boston Road (Map 10 Block 1 Lot 13)
- Amended Site Plan, Coleman McDonough, 27-2 Puzzle Lane (Map 14 Block 1 Lot 27-2)

S. Estabrook made a motion to continue the public hearings until September 26, 2017. C. Melvin second with unanimous vote.

4. Non-binding Consultation: Home Based Business – Bev and Axel Thewes, 7 West Main Street #R (Map 6 Block 6 Lot 1) Bev and Axel Thewes appeared before the PB. They bought the two buildings at 7 West Main Street a few years ago. They have stored their trucks (approximately 8) for approximately the last six years.

They are in the business of installing signs. They do no manufacturing at the property. They store trucks, get deliveries and have lifts on the property.

They sold their home in South Hampton and bought a motor home. They plan to live part-time on the property. They will be leaving November 4th for FL. There's water and a new septic system. They have a permit for a new well.

They want to register their trucks in Town and were told they need to register the business with Town in order to register their trucks. Ms. Rowden said that they do not qualify for a Home Based Business due to the amount of trucks and trailers. She asked if they've had a site plan prepared – they answered they do not.

Ms. Rowden suggested they get a professional site plan done by a licensed engineer or licensed land surveyor. The property falls in the Village District which allows for residence and business use. The Thewes will get a site plan prepared and return to the Planning Board for a site plan review. They will simultaneously go to the Building Department and start the process for a Business Certificate.

The PB asked the AA to prepare a memo/talk to the Town Clerk and Building Inspector that the Thewes are in the process of getting a site plan.

Applicant Request

Dana Rabito, 5 Lincoln Road, asked if he could be contacted to confirm that abutter notices are sent out. He has a contractor ready to start work. Ms. LeBlanc will call Tiffany Rabito once the notices have been mailed.

5. Other Board Business and Correspondence

a. Acceptance of minutes from August 22, 2017: J. Doggett moved to approve the minutes of August 22, 2017. J. White second with unanimous vote. R. Hamel requested that on page 2, paragraph 6, "site" be corrected to read "sight". All in favor.

b. Manifests: J. Doggett moved to pay the NPREA manifest in the amount of \$255.02. S. Estabrook second with unanimous vote.

c. Correspondence: The NH Sustainable Forestry Initiative is sponsoring a State-Owned Land Certification Day in Lancaster on 9/22/17.

An introductory letter from Holden Engineering was received.

Ms. Rowden reported that the RPC is in the process of drafting contracts for the MS4 Storm water Permit. They should be ready the first part of October.

Ms. Rowden reported that the RPC is holding a webinar on Wednesday, 9/13/17, "Demystifying the MS4 Permit", from 12:00 - 1:00 PM.

A site restoration escrow estimate was prepared and submitted from the Town Engineer for Map 14, Block 1, Lot 27-2. The site restoration estimate does not include removing foundations or buildings. The Town Engineer will prepare these if the PB would like. The PB asked that the Town Engineer provide the town a site restoration estimate to remove the foundations and buildings.

6. Adjourn: J. Doggett moved to adjourn at 7:40 PM, second by C. Melvin with unanimous vote.

Meeting adjourned at 7:40 PM.

Respectfully Submitted,

Gail M. LeBlanc
Administrative Assistant
Newton Planning Board