

**NEWTON PLANNING BOARD  
MINUTES OF MEETING  
November 28, 2017**

**Call to Order:** Chair Barbara White called the meeting to order at 7:00 PM. In attendance were: Chair Barbara White, Vice Chair James Doggett; Planning Board members: James White, Roger Hamel, Sandra Estabrook, Charlie Melvin, Alternate Paul Szot, and Circuit Rider Jennifer Rowden. Minutes were transcribed by Administrative Assistant Gail LeBlanc.

In attendance: Tom Lekborg, Scott Frankiewicz and Larry Foote, Selectman

The meeting began with a salute to the flag.

Paul Szot was appointed a voting member tonight in J. Holland's place.

**1. Continuation Amended Site Plan, Coleman McDonough/125 Development, 27-2 Puzzle Lane (Map 14 Block 1 Lot 27-2)** Scott Frankiewicz of Brown Engineering and Surveying spoke on behalf of Coleman McDonough, 125 Development. Mr. Frankiewicz reported he received the Town Engineer's (M. Vignale) review. There were some minor issues that need to be addressed. He stated that the AoT was accepted as a complete application by the State. The septic has been submitted but can't be approved until the Aot is approved. Those are the two outstanding permits they are waiting for. B. White and the PB reviewed and discussed Mr. Frankiewicz' written responses to review letters written by J. Rowden and M. Vignale

C. Melvin asked if the PB felt a site walk was necessary? His concerns are about a note the Town Engineer had about alteration of the wetlands. Mr. Frankiewicz said he thought perhaps Mr. Vignale's concerns were about wetlands that were noted in 2005 that were slightly different. R. Hamel asked if the wetlands are flagged. Yes they are flagged. Mr. Frankiewicz stated that the Town Engineer visited the site this week. B. White requested that a North arrow be included on page 2. J. Doggett noted that north of proposed building 2 there are three parking spaces that need boulders indicated on the plan. In the area where there is a stockpile noted, this will eventually become a pond. S. Estabrook shared C. Melvin's concerns regarding a site walk. J. Rowden said she spoke with M. Vignale. He's reviewed the drainage and it looks good. She suggested that one of the Conditions of Approval include a clean letter from M. Vignale.

**C. Melvin made a motion that the PB conduct a site walk. J. White seconded the motion.** B. White asked if there was any discussion. C. Melvin said he is concerned about the notation of disturbed soil. B. White said she has faith that the Building Department and the Town Engineer, will do their jobs and conduct all inspections. B. White asked for a vote on the motion. **Two in favor;**

four opposed – J. Doggett, B. White, R. Hamel and S. Estabrook. P. Szot abstained.

J. Doggett made a motion to issue a Conditional Approval for the amended site plan with the following conditions:

1. NHDES AoT permit, NHDES Subsurface Permit, EPA NODES Permit Numbers be noted on the plan.
2. All other permits be obtained and inspections completed.
3. Clean letter from the Circuit Rider.
4. Clean letter from KV Partners.
5. Boulders added to the East side of the parking area north of Building 2.
6. Note regarding no outdoor storage of materials or business products.
7. Hours of operation to be shown on the plan (6:00 AM to 10:00 PM).
8. Mylars of sheets 5 and 6 must be recorded before occupancy is permitted.
9. All notes from cover sheet shall be added to a recorded page and reference to the 11 page plan set.

P. Szot second with unanimous vote.

B. White closed the public hearing.

J. Rowden reported that the contracts for the MS4 permit grant are being mailed this week to the Selectboard for their review.

## 2. Other Board Business and Correspondence

a. **Acceptance of Minutes from 11/14/17** J. Doggett moved to accept the minutes from the 11/14/17 meeting. S. Estabrook second with unanimous vote. Mr. Hamel noted that on page 3, 4<sup>th</sup> paragraph, the motion's vote was not recorded. The paragraph should read, "***P. Szot made a motion . . . by Wednesday, November 22, 2017. 4 in favor; 3 opposed: R. Hamel, S. Estabrook and C. Melvin.***" All in favor of correction.

b. **Manifests** J. Doggett moved to pay the Operating Budget manifest in the amount of \$69.13. Second by C. Melvin with unanimous vote.

d. **Correspondence** None

**3. Adjourn: J. Doggett moved to adjourn at 7:58 PM, second by P. Szot with unanimous vote.**

Meeting adjourned at 7:58 PM.

Respectfully Submitted,

Gail M. LeBlanc, AA  
Newton Planning Board



Newton Planning Board  
2 Town Hall Road  
Newton, NH 03858



## NOTICE OF DECISION

On Tuesday, November 28, 2017, an Amended Site Plan Application for Lot 27-2 Puzzle Lane (Tax Map 14, Block 1, Lot 27-2) submitted by 125 Development Corp. of Plaistow, NH was granted conditional approval subject to the following conditions:

1. NHDES AoT permit, NHDES Subsurface Permit, EPA NODES Permit Numbers be noted on the plan.
2. All other permits be obtained and inspections completed.
3. Clean letter from the Circuit Rider.
4. Clean letter from KV Partners.
5. Boulders added to the East side of the parking area north of Building 2.
6. Note regarding no outdoor storage of materials or business products.
7. Hours of operation to be shown on the plan (6:00 AM to 10:00 PM).
8. Mylars of sheets 5 and 6 must be recorded before occupancy is permitted.
9. All notes from cover sheet shall be added to a recorded page and reference to the 11 page plan set.

---

Barbara A. White, Chair  
Newton Planning Board

cc:  
125 Development NH Corp  
Building Department  
Assessor's Office  
Town Administrator  
Fire Department  
Police Department  
Health Department  
Conservation Commission  
Board of Selectmen  
PB Files

Page 4 of 4

Planning Board Minutes of November 28, 2017 Public Hearing and Meeting

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