

NEWTON PLANNING BOARD
MINUTES OF MEETING
April 10, 2018

Call to Order: Chair Barbara White called the meeting to order at 7:07 PM. In attendance were: Chair Barbara White, Vice Chair James Doggett, Planning Board members: James White, Roger Hamel, Sandra Estabrook and Charles Melvin. Minutes were transcribed by Administrative Assistant Gail LeBlanc.

The meeting began with a salute to the flag.

1. Public Hearing Conditional Use Permit – Accessory Apartment

Joseph, Rudolph and Collette Ferrandi
1 Heath Street
(Map 10 Block 01 Lot 04)

C. Melvin recused himself.

Chair B. White opened the public hearing.

Rudolph Ferrandi addressed the PB. He stated they are looking to get an approval for an accessory apartment for his brother, Joseph, who currently lives on Patriot Drive. They're looking to extend the existing building 12'-14' to connect to the existing living room. The total apartment will be less than the 800 sq. ft. maximum allowed for accessory apartments.

They are currently working with the engineer who originally designed a septic system replacement in approximately 1997 to revise the septic design. There is no existing septic design on file with the town. J. Rowden stated that any Condition of Approval should be tied to insuring there is adequate septic before a building permit is issued and an occupancy permit issued. If there is no record of when the septic system was put in, or what the capacity is, then they will need to have a septic designer go in and state that there is the ability to put in an adequately sized septic system if the current/existing septic system should fail. J. Rowden suggested the Ferrandi's check with DES to see if there is a septic system permit on file.

The PB discussed the lay-out of the proposed accessory apartment. They discussed direct egress to the apartment from the main house. Parking was discussed. Parking is adequate for four vehicles. There is currently a door on the street side of the building identified as the shed. The door will be replaced with a window.

J. Rowden confirmed that one of the owners of record would be living in the property. The applicants responded yes, Joseph Ferrandi will be living in the property. One of the requirements of an accessory apartment is that an owner of record must live in the property. It was confirmed that all utilities will be shared between the main house and the accessory apartment.

J. Rowden asked about the activity at the back of the property. Mr. Rudolph Ferrandi stated that he parks his trucks back there and keeps tools there. She asked if this was for business or private use. Mr. Ferrandi stated it was for private use. He keeps his equipment there. It is not someplace where business takes place. He has more than one vehicle and stores the vehicles there.

J. Rowden suggested that one of the conditions of approval should be at least one interior door connects directly to the accessory apartment prior to occupancy. Proof of septic should also be a condition of approval before occupancy. J. Rowden stated that the application meets all setbacks.

R. Hamel made a motion to take jurisdiction of the application. Second by J. Doggett. Motion carries 5-0 with C. Melvin abstaining.

B. White asked if there was any public comment. No, only the applicants were in attendance.

J. Doggett made a motion to approve the accessory apartment with the following conditions:

- **Correct, combined drawings to be supplied to the Board in one drawing.**
- **Need approved septic plan on file with the State.**
- **One unit must be owner occupied.**
- **Remove door in “new living room” and replace with a window (the door in the front of the shed).**
- **Obtain all local and state permits.**

Second by J. White. Motion carries 5-0 with C. Melvin abstaining.

B. White closed the public hearing at 7:40 PM.

Mr. Melvin returned to the Board.

Board Business and Correspondence

a. Acceptance of Minutes from 3/27/18 J. Doggett moved to accept the minutes from the 3/27/18 meeting. R. Hamel second with unanimous vote.

b. Final Review Rules of Procedure J. Doggett made a motion to adopt the Rules of Procedure dated April 10, 2018. J. White second with unanimous vote.

c. Manifests J. Doggett made a motion to approve the NPREA manifest in the amount of \$426.95. C. Melvin second with unanimous vote.

J. Doggett made a motion to approve the Operating Budget in the amount of \$9.00. C. Melvin second with unanimous vote.

d. Correspondence B. White signed the Application for a Repairer Dealer License for Frank's Repair Service and returned to the NH Dept. of Safety.

J. Doggett moved to appoint Robert Zalenski a three year Alternate to the PB. R. Hamel second with unanimous vote.

B. White requested permission to collect mileage while she is doing official business as the Chair to the PB retroactive to the first of the year (2018). **C. Melvin made a motion to allow the Chair to submit mileage reimbursements retroactive to January of 2018. Second by J. Doggett. Motion carries 4-1 with S. Estabrook opposed and B. White abstaining.**

R. Hamel and C. Melvin will be attending the 24th Annual Planning & Zoning Conference on April 28th in Concord, NH.

Adjourn: J. Doggett moved to adjourn at 8:10 PM, second by J. White with unanimous vote.

Meeting adjourned at 8:10 PM.

Respectfully Submitted,

Gail M. LeBlanc, AA
Newton Planning Board



Newton Planning Board
2 Town Hall Road
Newton, NH 03858



NOTICE OF DECISION

The application submitted by *Joseph, Rudolph and Collette Ferrandi* for a Conditional Use Permit – Accessory Apartment (Tax Map #10, Block 1, Lot 4) received conditional approval by a 5-0 vote of the Planning Board on *April 10, 2018* subject to the following conditions:

- **Correct, combined drawings to be supplied to the Board in one drawing.**
- **Obtain approved septic plan to be placed on file with the State.**
- **One unit must be owner occupied.**
- **Remove door in “new living room” and replace with a window (the door in the front of the shed).**
- **Obtain all local and state permits.**

Barbara White, Chair
Newton Planning Board
April 10, 2018