

**NEWTON PLANNING BOARD  
MINUTES OF MEETING  
May 8, 2018**

**Call to Order:** B. White called the meeting to order at 7:00 PM. In attendance were: Chair Barbara White, Vice Chair James Doggett, Planning Board members: Sandra Estabrook, Roger Hamel, James White and alternate Robert Zalinski. Also present was RPC Planner Jenn Rowden. Minutes were transcribed by Barbara White.

The meeting began with a salute to the flag.

B. White appointed R. Zalinski a voting member for tonight's meeting.

**1. Public Hearing Conditional Use Permit – Accessory Apartment**

Jude and Rachel Petillo  
7 Whittier Street  
Map 6 Block 9 Lot 34

B. White opened the public hearing and invited Mr. Petillo to explain his application.

Mr. Petillo explained his intent was to build a 3-car garage with a new master bedroom and bath above for the main house and an attached one-bedroom accessory apartment at the end of the garage addition. Mr. Petillo submitted all the necessary information with his application but there were questions as to the egresses out of the apartment as his drawing did not clearly specify where they were located. Mr. Petillo explained where the egresses would be and stated he would supply a better drawing when the architect completed the plans for the addition.

J. Rowden stated the application was complete and she has no concerns.

Mr. Hamel stated the board did not have a complete application as the drawing for the apartment was not clear. Ms. Rowden stated that the applicant has complied with the ordinance.

J. Doggett made a motion to take jurisdiction; seconded by S. Estabrook. Motion carried 5-1 with R. Hamel opposed.

B. White asked if there were any abutters present who wanted to speak. Kim Detour, 11 Whittier Street asked about the strip of land in back of the house. Was the septic system going to be located there? Mr. Petillo said it was not. Ms. Detour had no more questions.

S. Estabrook was concerned with #7 in the ordinance which states the accessory apartment needs to be connected to the house and she sees it is connected to the garage. J. Doggett explained the mud room is attached to the main house via the new master bedroom and is the connector for the accessory apartment, much as a breezeway would be.

J. Doggett made a motion to approve the conditional use permit with the following conditions:

- the accessory apartment is limited to not exceed 800 sf;
- the applicant will present a new, updated floor plan before the foundation permit can be issued; and
- all state and local permits will be obtained.

Motion seconded by J. White. Motion carries 4-2 with S. Estabrook and R. Hamel opposed.

B. White closed the public hearing.

## **2. Public Hearing for Subdivision (2-lot)**

Lee and Barbara Wotherspoon  
23 Currierville Road  
Map 15 Block 2 Lot 1

B. White opened the public hearing and invited the Wotherspoon's representative Dennis Quintal to explain the application.

Mr. Quintal distributed some updated plans to the board which included more information. He explained the various soil types on the property and indicated where test pits had been done.

He explained the Wotherspoon's wanted to divide their property into 2 lots; one being the house lot where their existing house is located and the other lot would have the balance of the acreage.

J. Doggett motioned to take jurisdiction, second by S. Estabrook with a unanimous vote.

Chair White asked if there were any abutters present who wanted to speak. Mr. and Mrs. Anderson, 17 Currierville Rd. and Mr. Willett, 39 Currierville Rd. were present but had no questions.

J. Doggett made a motion to approve the 2-lot subdivision with the following conditions:

- the bounds are to be set, and
- a mylar will be presented for recording

Second by J. White with unanimous vote.

B. White closed the public hearing.

### **Board Business and Correspondence**

**a. Acceptance of Minutes from 4/24/18. J. Doggett moved to accept the minutes from the 4/24/18 meeting; R. Hamel seconded noting J. Rowden should be added since she was in attendance, with unanimous vote.**

#### **b. Manifests.**

**J. Doggett made a motion to approve the NPREA manifest in the amount of \$219.24; second by R. Hamel seconded with unanimous vote.**

**J. Doggett made a motion to approve the operating budget manifest in the amount of \$158.12; second by R. Hamel with unanimous vote.**

The operating budget manifest included mileage to the registry for recording the voluntary lot line adjustment. The PB will ask the Selectmen to reimburse the mileage charge as there is no NPREA associated with a Voluntary Lot Line Adjustment.

#### **c. Other.**

MS-4 Presentation - J. Rowden spoke on the MS4 presentation for all the town land use boards to be presented by the Rockingham Planning Commission at the June 26<sup>th</sup> PB meeting beginning at 6:30 PM.

Representatives from the Selectmen, the Historic Society, the Zoning Board of Appeals, the Conservation Commission, and the School Board will all be invited; Ms. Rowden will take care of the invitations.

The regular Planning Board meeting will take place at 7:30 on June 26<sup>th</sup>.

OSI Planning Conference – Mr. Hamel attended the conference and outlined some procedures that were reviewed. He will provide a copy to the Planning Board Administrative Assistant.

**Adjourn: J. Doggett moved to adjourn at 8:42 PM, second by J. White with unanimous vote.**

Meeting adjourned at 8:42 PM.

Respectfully Submitted,

Barbara White  
Newton Planning Board