

NEWTON PLANNING BOARD
MINUTES OF PUBLIC HEARING AND MEETING
June 13, 2017

Call to Order: Chair Barbara White called the meeting to order at 7:00 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.

1. Home Occupation (internet sales of military surplus, supplies, gun sales): Andrew Deardorff, 20 Highland Street (Map 11, Block 6, Lot 16) continued from last (May 23, 2017) meeting in order to notify abutters. B. White asked if there were any abutters present? No. The PB was going to make a decision on whether this was a Home Based Business or Home Occupation. One of the questions from the last meeting was whether or not Mr. Deardorff needed a permit for a home based business in order to get an FFL license. Mr. Deardorff was able to talk to someone with the ATF and was told a Home Based Business permit was not necessary in order to get a FFL license.

J. Rowden stated that in her opinion, the business qualifies as a Home Occupation business. **R. Hamel made a motion to approve the application of Mr. Deardorff as a Home Occupation. Second by J. Doggett with unanimous vote.**

2. Lot Line Adjustment, Marc Schiller, 36 Thornell Road and 16 Thornell Road (Map 6, Block 8, Lot 7-2 and Map 12, Block 2, Lot 22) Dennis Quintel, Civil Engineer, presented the request for a lot line adjustment for Mr. Schiller, who was in attendance. The property was originally known as the Baker property. B. White asked about a notation on the application re: residence and conservation. B. White made it clear this was just a question, not a requirement. Mr. Schiller responded that he bought the property a few years ago, because there was interest in purchasing the land and creating a development. Mr. Schiller purchased the property in order to stop the development from happening. Mr. Schiller lives on Thornell Road and does not need two homes.

It is their objective to put the large parcel of land into conservancy. The land would be conveyed with the restriction that it couldn't be further divided. B. White asked if there were any abutters present. Elliot Estey, an abutter was present. He had no comments. **J. Doggett moved to take jurisdiction. Second by C. Melvin with unanimous vote.** R. Hamel asked about a burial plot that was noted on the plan. Mr. Schiller stated that a burial plot was approved years ago, but no one was ever buried there. **J. Doggett moved to approve the lot line**

adjustment. Second by C. Melvin with unanimous vote. Mr. Quintel will set the bounds and produce the Mylar.

3. Kinsley Corner Review (Tax Map 9, Block 6, Lot 7) Mr. Twiss and Attorney Hogan Attorney Scott Hogan, land use attorney, appeared before the PB on behalf of Mr. Twiss (who was in attendance). Mr. Twiss lives at 131 North Main Street. He has owned and resided there since 1988. Several years ago the PB approved the Kinsley Corner open space cluster development duplex project. The two issues Mr. Hogan addressed are buffers and drainage compliance with the approved site plan. Mr. Hogan was looking for clarity from the PB. Mr. Hogan stated that all his interactions with Mr. Bartlett, the owner, have been positive. He stated that Mr. Bartlett has been attentive. J. Rowden suggested that PB not take jurisdiction and not discuss any further until Town Counsel has been consulted with.

J. Doggett motioned to convey the situation to Town Counsel for input and guidance. Second by C. Melvin. Motion passes 6-1 with Mr. Hamel opposed.

4. Other Board Business and Correspondence

a. Acceptance of minutes from May 23, 2017: J. Doggett moved to approve the meeting minutes of May 23, 2017. J. White second with unanimous vote. R. Hamel requested under "Acceptance of Minutes" that *C. Melvin moved to approve the meeting minutes of January 10, 2017* be corrected to "*. . . the meeting minutes of May 23, 2017*". All in favor.

b. Financial Guarantee Reduction-Sarah's Way (Map 10, Block 2, Lot 10(7)). J. Doggett moved to recommend the Board of Selectmen reduce the financial guarantee by \$6,500.00. Second by Jim Holland with unanimous vote.

c. Manifests: J. Doggett moved to approve Operating Budget manifest in the amount of \$11.64. C. Melvin second with unanimous vote.

J. Doggett moved to approve NPREA Manifest in the amount of \$164.75. C. Melvin second with unanimous vote.

d. Review Home Based Business: The PB reviewed the new, proposed Home Based Business application. B. White will make suggested changes and the PB will review at the next meeting, June 27, 2017.

e. Correspondence: Summer Erosion Control Field Days is being held June 21 and 22, 2017, in Brentwood and Tilton.

4. Adjourn: J. Doggett moved to adjourn at 8:38 PM, second by C. Melvin with unanimous vote.

Meeting adjourned at 8:38 PM.

Respectfully Submitted,

Gail M. LeBlanc
Administrative Assistant
Newton Planning Board