

**JOINT NEWTON PLANNING BOARD AND ZBA MEETING
MINUTES OF PLANNING BOARD
November 12, 2019**

Call to Order: Chairman Barbara White called the meeting to order at 7:02 PM.

Chairman White announced that the number of people in attendance exceeded the meeting hall's limit.

In attendance: Chairman Barbara White, Vice-Chair Roger Hamel, Planning Board members: James White, Michael Andrews, Sandra Estabrook; Alternate Robert Zelinski; Ex Officio Lawrence Foote, and Circuit Rider Planner Jennifer Rowden.

Minutes were taken and transcribed by James Doggett.

The meeting began with a salute to the flag.

Chairman White appointed Mr. Zelinski as a voting member in Mr. Holland's absence.

125 Development NH Corp of Plaistow, NH requests a public hearing for a 4 lot Subdivision and Lot Line Adjustment at 6 Puzzle Lane Newton, NH. The property is referenced as Tax Map 14, Block 1, Lot 27-3.

Mr. Hamel recused himself after reading a prepared statement (see attached)

Mr. Coleman M^cDonough, applicant was present. Mr. Scott Frankiewicz of New Hampshire Land Consultants, PLLC, presented the plans to the board and discussed the required variances and that a lot line had been created by the condominium documents.

Ms. Estabrook asked if the lots had been sized by soil type. Ms. Rowden informed her that they will need to be but only if the ZBA grants the needed variances to permit the lots to be created.

Mr. Andrews asked about the lot line adjustment. Mr. Frankiewicz stated that the lot line was the phase line shown of the recorded plan and that the condominium documents created the lot line.

Ms. Rowden recommended not taking jurisdiction at this time as the application is incomplete. She suggested that the Board make a declarative statement about the necessary variances to be discussed during the ZBA portion of the meeting.

Mr. Andrews inquired if there were other potential variances needed. Ms. Rowden answered that these variances were required for the application as presented and others may be needed as the Planning Board hears the completed application.

Mr. Andrews made comments about the future aspects of the entire property and his desire to see a masterplan put forward. Ms. Rowden commented that all future development would need to come before the Planning Board.

Ms. Estabrook asked again about soil typing. Ms. Rowden stated that the plan and any future plans would have to include full engineering plans.

Planning Board Minutes November 12nd, 2019 / Planning Board 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.

Ms. Rowden asked the applicant if they would be completing the application prior to the meeting on December 10th. Mr. Frankiewicz said they would be ready.

Mr. White moved that the Planning Board not accept jurisdiction as the application is incomplete. Mr. Andrews second with a unanimous vote.

Mr. Andrews moved that the variances as listed seemed to be appropriate to the plan but may not be the only ones needed before the Planning Board could approve the plan. Mr. Zelinski second, unanimous vote.

Mr. Frankiewicz requested that the Planning Board discuss any other deficiencies of the plan.

Ms. Rowden explained some of the roadway issues. Mr. Andrews commented that he would like to see the driveway brought up to Town Road Standards. A discussion followed.

Ms. White moved to continue the Public Hearing to December 10th, 2019. Mr. Andrews second, unanimous vote.

Ms. White recessed the Planning Board meeting at 7:30 and turned the meeting over to Mr. M^cElroy for the ZBA portion at 7:30P.M.

Ms. White called the Planning Board back to order at 9:12P.M.

Mr. Hamel rejoined the Planning Board. He requested that the Planning Board seek a legal opinion regarding his status as an abutter to the 125 Development Corp property. Ms. Estabrook moved to seek the answer from Town Council. Mr. Andrews second, unanimous vote.

Board Business and Correspondence

a. Acceptance of minutes -

Mr. Andrews moved to approve the October 22th, 2019 public minutes; second by Ms. Estabrook. Unanimous vote.

Mr. Andrews moved to approve the October 22th, 2019 non-public minutes; second by Ms. Estabrook. Unanimous vote.

b. NPREA Manifest –

Mr. Hamel moved to approve the NEPRA manifest in the amount of \$460.58; second by Mr. Foote, unanimous vote.

Ms. Rowden will have the Zoning Articles ready for the the November 26th agenda.

Ms. White moved to adjourn at 9:19; second by Mr. Andrews, unanimous vote.