

NEWTON PLANNING BOARD
MINUTES OF MEETING
July 23, 2019

Call to Order: Vice Chair James Doggett called the meeting to order at 7:00 PM.

In attendance: Chair Barbara White, Vice Chair Jim Doggett, Planning Board members: James White, Roger Hamel, Michael Andrews, and Circuit Rider Planner Jennifer Rowden.

Minutes were taken and transcribed by Barbara White.

The meeting began with a salute to the flag.

Mr. Doggett noted he was adding item d. under other Board Business for a brief public comment.

1. Subdivision Stormwater Regulations: A Public Hearing on adopting newly proposed Stormwater Management regulation 8.2.3.

Mr. Doggett opened the public hearing to adopt the new regulations. The existing Stormwater Management & Plan regulation 8.2.3 will be struck and replaced with the version presented at this public hearing. Ms. Rowden gave a general overview of the updated regulation and reviewed the minor changes from the last meeting. One addition in the last paragraph clarifies the landowner shall bear all costs associated if the town needed to conduct inspections under RSA 676:4-b. if necessary.

Mr. Doggett asked if there was board discussion.

Ms. Rowden reiterated drainage cannot be increased off the site from predevelopment to post development. No. 6 of the regulation gives all the calculations for the measurements.

Mr. Andrews asked if this calculation would be used to size culverts for stream crossings for driveways. Ms. Rowden answered it depended if a wetlands permit was required; this would be part of the calculation. He also asked to clarify that any emergency overflow structures would use the same calculations. Ms. Rowden stated in the affirmative and noted the Town Engineer has reviewed the revised regulation.

Mr. Doggett opened the floor to public comment.

Elisha Galen, Newton Conservation Commission, asked if definitions for environmental sensitive areas were defined somewhere in the regulation. She asked if the board could specify what they mean for environmentally sensitive areas. Ms. Rowden noted they were not specifically listed but #A.5. states *“Protect the quality of groundwater resources, surface water bodies and wetlands.”* Ms. Rowden noted these were the minimum, but if there was a reason that could be increased. When wetlands were involved, applicants would be required to go through the National Heritage Database.

Mr. Hamel noted the regulation does not specifically address protecting endangered species habitat. Ms. Rowden noted this item could be added to the regulations, but she suggested it be located elsewhere. She can work with the Conservation on this but noted it might be better addressed through a zoning ordinance rather than a regulation.

Mr. Doggett closed the public hearing and asked for a **MOTION** to adopt the Subdivision Stormwater Regulations.

Mrs. White **MOVED** to adopt the Subdivision Stormwater Regulations as presented; second by Mr. White with a unanimous vote.

Mr. Doggett closed the public hearing.

This new regulation will be added to the zoning book and distributed to all appropriate parties.

2. **125 Development Corp.** A non-binding completeness determination of an application referencing Map 14, Block 1, Lot 1 and Map 14, Block 1, Lot 27-3.

Mr. Doggett noted that 125 Development Corp. has requested a postponement until the August 13th planning Board meeting.

3. **Board Business and Correspondence**

- a. Acceptance of minutes from 06/25/19 meeting.

Mr. Andrews **MOVED** to approve the June 25 minutes; second by Mr. White. Mr. Hamel noted a correction on the motions for Marden Meadows. The second motion was for the subdivision and not the lot line adjustment. Unanimous vote with the correction.

- b. Manifests –

- Mrs. White **MOVED** to approve the Operating Budget manifest in the amount of \$537.30; second by Mr. Andrews with a unanimous vote.
- Mr. Hamel **MOVED** to approve the NEPRA manifest in the amount of \$143.85; second by Mr. White with a unanimous vote.

- c. Correspondence-

- ***Copier Contact***

Mr. Hamel **MOVED** to approve the copier contract in the amount of \$460; second by Mr. White with a unanimous vote.

- ***Request from the Dept. of Safety, Division of Motor Vehicles for Frank's Repair to conduct Motorcycle Inspections.***

Mr. Hamel **MOVED** for the Chair to sign the authorization; second by Mr. White with a unanimous vote.

- Mr. Doggett noted he had picked up the FEMA Flood Zone Maps last week and has shown the maps to Conservation.

d. Public Comment

Mr. Jason Collaccio and Mr. Neil MacIssac from ADDCO Corporation were present tonight to introduce themselves and their company to the Board. They also have a trucking and freight department called Spinning Wheels Express.

They distributed company information to the members of the board and summarized their company structure and their operations. They are potential tenants in the light industrial park and hope to be back before the board shortly in a public hearing format for their business.

Ms. Rowden offered to meet with them and walk them through the steps they would need to take for an application for tenant.

After their presentation, they thanked the board for the opportunity to speak to them.

Mr. Doggett asked for a motion to enter Nonpublic Session as per 91-A:3, II(c) leave of absence.

Mr. Andrews **MOVED** to enter Nonpublic Session as per RSA 91-A:3, II(c); seconded by Mr. White.

Roll Call vote to enter the nonpublic session: Barbara White - aye, James Doggett - aye, Michael Andrews - aye, Roger Hamel - aye, Jim White - aye. Entered nonpublic session at 7:45 pm

MOTION to leave nonpublic session and return to public session by Michael Andrews, seconded by Mr. Hamel; motion passed.

Public session reconvened at 8:10.

Board consensus was that Mr. Doggett would be the acting Administrative Assistant during Ms. LeBlanc's absence and would be paid at Grade VI, Step 17 rate.

1. Adjourn

Mr. Doggett motioned to adjourn at 8:15, second by Mr. White with a unanimous vote.

Minutes submitted by Barbara White