

APPROVED MINUTES
Planning Board Meeting
7:00 PM New Castle Town Hall
Wednesday, December 18, 2019

Continuation of a Public Hearing for a Conditional Use Permit for applicant Marcia Patteson Beckett, Trustee of the Marcia Patteson Beckett Revocable Trust for the property at 4 Quarterdeck Lane, Map 9 Lot 16 for site improvements on an existing structure within the 100" wetland buffer to include construction of a 1st story deck and placement of a hot tub.

Members Present: Chair Darcy Horgan, Kate Murray, Tom Hammer, Lorne Jones(Alt)

Members Absent: Rich Landry, Margaret Sofio, Bill Stewart

Others Present: Steve Riker of Ambit Engineering, Marcia and Bob Beckett.

Chair Darcy Horgan opened the meeting at 7:05 PM, noting a quorum, and indicated the voting members: Darcy Horgan, Kate Murray, Tom Hammer and Lorne Jones.

Chair Horgan stated the Board had advertised the following Continuation of Public Hearing for this evening.

- 1. Continuation of a Public Hearing for a Conditional Use Permit for applicant Marcia Patteson Beckett, Trustee of the Marcia Patteson Beckett Revocable Trust for the property at 4 Quarterdeck Lane, Map 9 Lot 16 for site improvements on an existing structure within the 100" wetland buffer to include construction of a 1st story deck and placement of a hot tub.**

Chair Horgan noted that the applicants have been before the Conservation Commission twice, and we have a recommendation of approval from the Conservation Commission. They were before the Zoning Board of Adjustment last evening and received approval for the variances they needed.

Mr. Riker began his presentation on behalf of the applicants. He explained he is before the Board for approval of a deck and a hot tub on top of the deck. There is an existing deck on the second floor as well as first floor deck. The first-floor deck would be demolished. To control storm water runoff, they will be installing a stone drip apron, which will be under the deck. He pointed out the buffers depicted on the submitted plans. Mr. Riker noted they have DES approval, Conservation Commission approvals and received a variance for the set back from the ZBA. Chair Horgan asked if the setback was the only variance. Mr. Riker was not sure but thought there may have been another one. He stated legal counsel presented the case before the ZBA and assumes all was taken care of. Chair Horgan

asked about the hot tub. Mrs. Beckett noted that the hot tub has been moved to the ground from the second floor, at the recommendation of the builder. There will be a line from the hot tub to the kitchen sink for draining the tub. Tom Hammer explained about hot tubs and drainage issues. There is no hard piping methodology for this type of hot tub. It is a freestanding hot tub, and it is not a lot of water.

Chair Horgan read the approval from the Conservation Commission, dated November 5, 2019:

The Conservation Commission voted to recommend approval of the deck application presented by Ambit Engineering with the following stipulations:

- 1. 1 ¾ inch stone be placed under the entire deck at a depth of 1 foot.*
- 2. Hot tub water drain ties into the Beckett's sewer system.*

Mr. Hammer noted that there may be a hard pipe involved. The critical point is that nothing goes into the wetland.

Mr. Riker concluded his presentation. Chair Horgan opened the Public Hearing at 7:20pm. Hearing no comments, she closed the Public Hearing at 7:21pm and brought the matter back to the Board for questions and discussion.

Chair Horgan noted the need to be reasonable with respect to enforcing the 50' and 100' buffer. In this instance, the entire house is within the buffer, so reasonableness is needed. But to deal with water infiltration, it is important to have the stone for drainage. Kate Murray asked about the birch and cedar trees, which will remain. She asked about other plantings. Mr. Riker stated there is natural vegetation on the property, including plenty of marsh elder. There is a steep slope behind which has vegetation also.

After additional discussion, Tom Hammer made the following Motion:

To approve a Conditional Use Permit for applicant Marcia Patteson Beckett, Trustee of the Marcia Patteson Revocable Trust, 4 Quarterdeck Lane, Map 9, Lot 16 per the Ambit Engineering plan set dated October 30, 2019. Plans call for a first story deck and placement of a hot tub within the 100' wetland setback. The approval is conditioned on the following:

Placement of 1 ¾ inch stone be placed under the entire deck at a depth of 1 foot.

Hot tub water drains into the Beckett's sewer system.

Kate Murray seconded the Motion, which carried unanimously.

2. Review and Approve the minutes to the PB Meeting of November 20, 2019.

After review and discussion, Kate Murray made a Motion to Approve the minutes as amended. Tom Hammer seconded, and the Motion carried.

3. Other Business.

Kate Murray will be in touch with DES Commissioner Scott regarding marsh elder. Chair Horgan suggested she check with Bill Stewart for additional information.

There being no other business to come before the Board, Kate Murray made a Motion to Adjourn which was seconded by Lorne Jones. Motion carried.

Meeting Adjourned at 7:45 PM.

Respectfully submitted,

Bette Jane Riordan
Recording Secretary.