

APPROVED
MINUTES OF THE NEW CASTLE PLANNING BOARD
Wednesday, June 3rd, 2020 – 7:00 p.m. (Recreation Building)

Public Hearing for a Conditional Use Permit for applicants Peggy Lamb and Steve Joselow, 12 Cranfield Street, Map 17, Lot 33, to add to an existing residence a 7' x 11' shed, 2 concrete pads for a generator and A/C units, and remove existing impervious driveway and front walks and replace with pervious material within the 100' tidal buffer setback.

Public Hearing for a Conditional Use Permit for applicants Darryl and Lisa English, 15 Shaw Circle, Map 10, Lot 11, for removal of a front vestibule and construction of a roof overhang within the 50' wetland buffer setback.

Public Hearing for a Conditional Use Permit for applicants Carlos Rincon and Sara Varela, 258 Wentworth Road, Map 5, Lot 7, to build an ADU on the site. (Refer to Zoning Ordinance 6.6 Accessory Dwelling Units).

Public Hearing for a proposed change to the Subdivision Section of the Zoning Ordinance Section 7 – Subdivision Design Standards, 7.1.2 Conformity to Other Laws.

Members Present: Darcy Horgan, Chair, Tom Hammer, Lorne Jones, Rich Landry, Kate Murray, Margaret Sofio, Bill Stewart.

Members Absent: None.

Others Present: Adam Butler; Retta Fitch, TMS Architects; Peggy Lamb; Steve Riker, Ambit Engineering; Carlos Rincon.

Chair Horgan called the meeting to order at 7:00 p.m. Noting a quorum, Chair Horgan indicated that the voting members are herself, Ms. Murray, Ms. Sofio, Mr. Stewart, and Mr. Hammer. Mr. Jones is an alternate.

1. Public Hearing for a Conditional Use Permit for applicants Peggy Lamb and Steve Joselow, 12 Cranfield Street, Map 17, Lot 33, to add to an existing residence a 7' x 11' shed, 2 concrete pads for a generator and A/C units, and remove existing impervious driveway and front walks and replace with pervious material within the 100' tidal buffer setback.

Retta Fitch with TMS Architects presented on behalf of the applicants. The applicants' house is being renovated and currently has an impervious asphalt driveway and brick walkway up to the house. The applicants would like to switch to pervious pavers. They would add a shed and a concrete pad for a generator and air conditioner. Nothing would change on the house itself. The

shed would be framed over a gravel bed. Ms. Fitch noted that the Conservation Commission voted unanimously to recommend approval of the plans.

There was discussion about how far away the shed would be from the property line. Ms. Fitch explained that the existing pre-construction impervious surface area is 33.3%, and will decrease to 24.1% post-construction.

Chair Horgan opened discussion to the public at 7:10 p.m. There was discussion about stakes installed at the property, which Ms. Lamb explained were just to get an idea of where the shed would be. She clarified that they are not actual surveyor stakes. Chair Horgan closed the public hearing and noted that the application is pending DES approval.

Mr. Hammer motioned to approve the application for a Conditional Use Permit for applicants Peggy Lamb and Steve Joselow, 12 Cranfield Street, Map 17, Lot 33, to add to an existing residence a 7' x 11' shed, 2 concrete pads for a generator and A/C units, and remove existing impervious driveway and front walks and replace with pervious material within the 100' tidal buffer setback, per the plans from TMS Architects dated April 6, 2020. Motion was seconded and carried unanimously.

2. Public Hearing for a Conditional Use Permit for applicants Darryl and Lisa English, 15 Shaw Circle, Map 10, Lot 11, for removal of a front vestibule and construction of a roof overhang within the 50' wetland buffer setback.

Adam Butler presented on behalf of the applicants. He noted that there are actually three abutters to the English's, and not two as indicated on the list of abutters. The roofline in the back would be changing, but because a portion of the front of the house would be removed, Town Building Inspector Iain Moodie felt that the volume of the house would not change. Mr. Butler explained how the front door to the house would open directly into the house and not into a vestibule as it does now. The propane tank would be removed as well.

Chair Horgan opened the public hearing at 7:30 p.m. Chair Horgan read the Notice of Decision of the Conservation Commission from the May 5, 2020 meeting, in which the Commission recommended that the Planning Board approve the plans with the condition that a performance bond in the amount of \$1,000.00 be established to ensure that the construction is completed per the plans. Planning Board members agreed that this is the Building Inspector's job to inspect the site and ensure compliance.

Mr. Hammer motioned to approve a Conditional Use Permit for Darryl and Lisa English, 15 Shaw Circle, Map 10, Lot 11 for removal of a front vestibule, construction of a roof overhang, removal of an existing propane tank and installation of an HVAC condensing unit as depicted on the plan done by Reflective Designworks dated March 31, 2020. Mr. Landry seconded. Motion carried unanimously.

3. Public Hearing for a Conditional Use Permit for applicants Carlos Rincon and Sara Varela, 258 Wentworth Road, Map 5, Lot 7, to build an ADU on the site. (Refer to Zoning Ordinance 6.6 Accessory Dwelling Units).

Carlos Rincon presented the application for a detached Accessory Dwelling Unit at his home. Chair Horgan had questions about the setbacks to Secret Pond, which is a Class A wetland. Steve Riker of Ambit Engineering provided an overview of the local wetland delineations, including the classification of nearby Secret Pond. He described the wetlands on the Rincon property as scrub shrubs, and stated that the wetlands setback is 50 feet.

Ms. Murray motioned to approve a Conditional Use Permit for Sara Varela and Carlos Rincon, 258 Wentworth Road, Map 5, Lot 7 to construct an Accessory Dwelling Unit per the Ambit Engineering plans dated November 25, 2019. Mr. Hammer seconded. Motion carried unanimously.

4. Public Hearing for a proposed change to the Subdivision Section of the Zoning Ordinance Section 7 – Subdivision Design Standards, 7.1.2 Conformity to Other Laws.

Chair Horgan read a proposed change to the Zoning Ordinance Subdivision Design Standards, Section 7.1.2, per the recommendation of Town Counsel Keriann Roman. The proposed change would remind engineers to conform to State law. It does not change the meaning of the original section.

Chair Horgan motioned to amend Section 7.1.2 of the Subdivision section of the Zoning Ordinance as follows:

Original Wording: 7.1.2 **“Conformity to Other Laws:** Subdivision plans shall conform with all regulations of the Board and other applicable Town by-laws, ordinances, regulations, and statutes of the local, State and federal governments.”

Proposed Change: 7.1.2 **Conformity to Other Laws:** Subdivision plans shall conform with all regulations of the Board and other applicable Town by-laws, ordinances, regulations, and statutes of the local, State and federal governments. *Without limiting the foregoing, any lot which is created or changed by a subdivision must have an approved access that complies with RSA 674:41.*

The proposed change is what appears in italics above.

Mr. Hammer seconded. Motion carried unanimously.

5. Review and approve minutes to the March 4, 2020 meeting of the Planning Board.

Ms. Murray made a motion to approve the minutes as written. Mr. Landry seconded. Motion carried unanimously.

6. Review and approve minutes to the April 22, 2020 meeting of the Planning Board.

Ms. Murray made a motion to approve the minutes as amended. Mr. Landry seconded. Motion carried unanimously.

7. Old Business.

None.

8. New Business.

None.

9. Correspondence.

None.

10. Adjourn.

There being no further business, Mr. Hammer moved to adjourn the meeting. Ms. Murray seconded. The motion carried, unanimously, and the meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Meghan Rumph
Recording Secretary