

APPROVED
MINUTES OF THE NEW CASTLE PLANNING BOARD
Wednesday, December 16th, 2020 – 7:00 p.m. (Recreation Building)

Vote to continue until the January 27, 2021 meeting the Public Hearing for approval of a subdivision for applicant Agnes Palmer Revocable Trust, 34 Oliver Street, Map 16, Lot 40.

Public Hearing on revising the Zoning Ordinance Section 3.1.10 Flood Plain Development District and Section 9.1 – Overlay Zoning Districts – Flood Plain Development District, to comply with the FEMA modified flood hazard determinations, the FEMA revised Flood Insurance Rate Map (FIRM), and the FEMA revised Flood Insurance Study (FIS) that become effective January 29, 2021 in order to continue the Town’s eligibility in the Nation Flood Insurance Program (NFIP).

Public Hearing on revising the Subdivision Regulations section 6.0 Plan Requirements – Subdivision Submission Requirements – Required Information.

Public Hearing on revising the Site Plan Review Regulations Section 8.0 Design and Construction Standards – Flood Hazard Areas.

Members Present: Darcy Horgan, Chair, Lorne Jones, Iain Moodie, Margaret Sofio

Members Absent: Tom Hammer, Kate Murray, Bill Stewart

Others Present: None.

Chair Horgan called the meeting to order at 7 p.m. Noting a quorum, Chair Horgan indicated that the voting members are herself, Ms. Sofio, Mr. Jones and Mr. Moodie.

1. Vote to continue until the January 27, 2021 meeting the Public Hearing for approval of a subdivision for applicant Agnes Palmer Revocable Trust, 34 Oliver Street, Map 16, Lot 40.

Chair Horgan read an e-mail from John Chagnon of Ambit Engineering requesting that the Public Hearing for the Palmer application on 34 Oliver Street be continued until the January PB meeting on January 27th.

Ms. Sofio motioned to continue the Public Hearing for the Agnes Palmer Revocable Trust, 34 Oliver Street, Map 16, Lot 40 until the PB meeting on January 27, 2021. Mr. Jones seconded. Motion carried unanimously.

2. Public Hearing on revising the Zoning Ordinance Section 3.1.10 Flood Plain Development District and Section 9.1 – Overlay Zoning Districts – Flood Plain Development District, to comply with the FEMA modified flood hazard determinations, the FEMA revised Flood Insurance Rate Map (FIRM), and the FEMA revised Flood Insurance Study (FIS) that become effective January 29, 2021 in order to continue the Town’s eligibility in the Nation Flood Insurance Program (NF)

Chair Horgan opened the Public Hearing at 7:05pm for the above-mentioned changes to the Zoning Ordinance. There were no comments from the public. Chair Horgan closed the Public Hearing at 7:06pm.

Chair Horgan noted that a full listing of the changes to this section of the Zoning Ordinance can be found on the Town website and posted at Town Hall and the New Castle Post Office.

Mr. Moodie made a motion to submit the changes to the Zoning Ordinance as approved and voted on at the PB meeting on November 18, 2020 to a vote of all Town registered voters at a Special Town Meeting scheduled for January 20, 2021. These changes are to revise Section 3.1.10 Establishment and Designation of Districts/Flood Plain Development District and Section 9.1 – Overlay Zoning Districts – Flood Plain Development District, to comply with the FEMA modified flood hazard determinations, the FEMA revised Flood Insurance Rate Map (FIRM), and the FEMA revised Flood Insurance Study (FIS) that becomes effective January 29, 2021 in order to continue the Town’s eligibility in the Nation Flood Insurance Program (NFIP). Ms. Sofio seconded. Motion carried unanimously.

3. Public Hearing on revising the Subdivision Regulations section 6.0 Plan Requirements – Subdivision Submission Requirements – Required Information.

Chair Horgan opened the Public Hearing at 7:11pm for the above-mentioned change to the Subdivision Regulations section of the Zoning Ordinance. There were no comments from the public. Chair Horgan closed the Public Hearing at 7:12pm.

Mr. Jones made a motion to accept the following amendment to the New Castle Subdivision Regulations:

6.0 PLAN REQUIREMENTS

6.2 SUBDIVISION SUBMISSION REQUIREMENTS

6.2.4 Required Information

6.2.4.17 All floodplain information, including contours of the 100-year flood elevation, based upon the most recently amended and accepted Flood Insurance Rate Map for New Castle, as prepared by the Federal Emergency Management Agency, dated May 17, 2005 January 29, 2021. Map #33015C0279F, 33015C0287F, 33015C0286F, 33015C0278F.

The changes are in the new date of January 29, 2021 which was changed from May 17, 2005, and the map numbers are all new and replace the original map #33015C0279E. Mr. Moodie seconded. Motion carried unanimously.

4. Public Hearing on revising the Site Plan Review Regulations Section 8.0 Design and Construction Standards – Flood Hazard Areas.

Chair Horgan opened the Public Hearing at 7:15pm for the above-mentioned change to the Site Plan Review Regulations section of the Zoning Ordinance. There were no comments from the public. Chair Horgan closed the Public Hearing at 7:16pm.

Ms. Sofio made a motion to accept the following amendment to the New Castle Site Plan Review Regulations:

8.0 DESIGN AND CONSTRUCTION STANDARDS 8.8. FLOOD HAZARD AREAS

Non-residential and multi-family development proposals involving land designated as flood hazard areas shall be reviewed to determine whether such proposals will be reasonably safe from flooding and shall meet the flood hazard design standards contained in Section 7.2.10 “Flood Hazard Areas” of the Subdivision Regulations.

The change is in the reference to the Subdivision Regulations section 7.2.10 which has been changed from Section 7.2.9. Mr. Jones seconded. Motion carried unanimously.

5. Approve minutes to the Planning Board meeting on November 18, 2020.

Mr. Jones moved to accept the minutes as written for the Planning Board meeting on November 18, 2020. Mr. Moodie seconded. Motion carried unanimously.

6. Approve minutes to the May Planning Board meeting held on June 3, 2020.

Chair Horgan explained that these minutes had not been transcribed due to the former Secretary resigning for health reasons and not submitting the tape of the meeting until recently.

Mr. Jones moved to accept the minutes as written for the Planning Board meeting on June 3, 2020. Ms. Sofio seconded. Motion carried unanimously.

7. Old Business.

None.

8. New Business.

None.

Chair Horgan stated that the next Planning Board meeting will be held on Wednesday, January 27, 2021 at 7:00 p.m. She stated that it will probably be held via Zoom.

9. Adjourn.

There being no further business, Ms. Horgan moved to adjourn the meeting. Ms. Sofio seconded. Motion carried unanimously, and the meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Darcy Horgan
Acting Secretary