

APPROVED APPROVED APPROVED APPROVED APPROVED

MINUTES OF THE NEW CASTLE PLANNING BOARD

Wednesday, January 25, 2023 – 7:00 p.m. (Town Hall)

Public Hearing on a proposed amendment to the Building Code Ordinance Section 13 (a) to establish a dollar amount under which maintenance and repair would be considered “normal”.

Members Present: Darcy Horgan, Chair; Rich Landry; Margaret Sofio.

Members Absent: Lorne Jones; Iain Moodie; Kate Murray; Bill Stewart.

Others Present: None.

Chair Horgan called the meeting to order at 7:04 p.m. Noting a quorum, Chair Horgan indicated that the voting members are herself, Mr. Landry and Ms. Sofio.

1. Review and approve minutes to the October 26, 2022, November 30, 2022 and December 28, 2022 meetings of the Planning Board.

Mr. Landry moved to approve the minutes as written for the Planning Board meeting on October 26, 2022. Ms. Sofio seconded. Motion carried unanimously.

Ms. Sofio moved to approve the minutes as written for the Planning Board meeting on November 30, 2022. Mr. Landry seconded. Motion carried unanimously.

Mr. Landry moved to approve the minutes as written for the Planning Board meeting on December 28, 2022. Ms. Sofio seconded. Motion carried unanimously.

2. Public Hearing on a proposed amendment to the Building Code Ordinance Section 13 (a) to establish a dollar amount under which maintenance and repair would be considered “normal”.

Chair Horgan explained that Building Inspector, Russ Bookholz, wanted to make this amendment because he was finding that contractors were stretching the definition of “normal” maintenance and repairs. Mr. Bookholz originally wanted the ordinance to cover work below \$1,500, but Chair Horgan proposed increasing it to \$2,000.

Chair Horgan felt that the current wording made it unclear if painting is excluded. She felt that although it should be understood that painting does not require a permit, it should be explicitly made clear in the ordinance.

Chair Horgan opened the public hearing at 7:15 p.m. Hearing no comments from the public,
Chair Horgan closed the public hearing at 7:15 p.m.

~~Strike through means deleted text, **bolded and underlined text means added text.**~~

*Chair Horgan motioned to re-write the proposed Building Code Ordinance amendment in
Section 13 (a) and move the new language to a second Public Hearing.*

BUILDING CODE

Section 13 **Permits**

- (a) A permit will not be required ~~for painting nor~~ for normal maintenance and repairs: **for
work below \$2,000 including materials and labor. Painting shall not require a
permit from the Building Inspector.** (March 2, 1976, **May 2023**)

Ms. Sofio seconded. Motion carried unanimously.

3. Discuss new RSA 676:3 Issuance of Decision.

Chair Horgan explained that this RSA states that when any land use board makes a notice of decision, it must include statements of fact. This will be important to keep in mind for all land use boards in town.

4. Old Business.

None.

5. New Business.

Chair Horgan announced that the next Planning Board meeting will be held on Wednesday, February 22, 2023.

6. Adjourn.

There being no further business, Mr. Landry moved to adjourn the meeting. Ms. Sofio seconded. The motion carried, unanimously, and the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Meghan Rumph
Recording Secretary