

APPROVED APPROVED APPROVED APPROVED APPROVED

**MINUTES OF THE NEW CASTLE PLANNING BOARD
Wednesday, June 28, 2023 – 7:00 p.m. (Town Hall)**

Members Present: Darcy Horgan, Chair; Anne Crotty; Iain Moodie; Kate Murray.

Members Absent: Lorne Jones; Rich Landry; Bill Stewart.

Others Present: Margaret Sofio.

Chair Horgan called the meeting to order at 7:03 p.m. Noting a quorum, Chair Horgan indicated that the voting members are herself, Mr. Moodie, Ms. Murray, and Ms. Crotty.

1. Welcome Anne Crotty as a new alternate on the Planning Board.

Anne Crotty has been sworn in as an alternate of the Planning Board. She moved from Rye to New Castle in 2020, and was previously an alternate on the Rye Planning Board. She is an attorney practicing in the areas of land use law and real estate development in Portsmouth.

2. Acknowledge Margaret Sofio's service to the Planning Board.

Chair Horgan thanked Ms. Sofio for her years of service to the Planning Board. She appreciated Ms. Sofio's critical thinking and input over the years.

3. Approve minutes to the March 22, 2023, April 26, 2023, and May 24, 2023 meetings of the Planning Board.

Ms. Murray moved to approve the minutes as written for the Planning Board meeting on March 22, 2023. Mr. Moodie seconded. Motion carried unanimously. Ms. Murray moved to approve the minutes as written for the Planning Board meeting on April 26, 2023. Mr. Moodie seconded. Motion carried unanimously. Ms. Murray moved to approve the minutes as written for the Planning Board meeting on May 24, 2023. Mr. Moodie seconded. Motion carried unanimously.

4. Discuss alternate members moving to full voting members of the Planning Board and necessary steps.

Chair Horgan stated that the Board must have five voting members and two alternates to be a full Planning Board. Ms. Murray is a full member. Mr. Moodie is currently an alternate, and Chair Horgan would like him to move up to be a full member, to which Mr. Moodie agreed. Mr. Stewart, as the Select Board liaison, must have a designated voting member to vote in his place when he is not at a Planning Board meeting. Chair Horgan would like Lorne Jones to fill in for

Mr. Stewart as a voting member when needed. Otherwise, Mr. Jones will remain as an alternate member.

5. Discuss possible ordinance changes for next Town Meeting.

Mr. Moodie felt that the ordinances have become dated and need to align with the Master Plan, in particular with the building area calculations. He felt that it should be easier to work with those definitions and is concerned about houses being built out to the maximum allowed volume.

Mr. Moodie is also concerned about the trade-off with permeable driveways in order to allow for more ground coverage of the house. He would like mandatory driveways to be counted toward ground coverage, even if they are permeable. Ms. Crotty will look at the language of the Rye Zoning Ordinance to see how driveways are addressed there.

Chair Horgan would like to meet with Mr. Moodie and Town Building Inspector Russ Bookholz to work on re-wording these sections.

6. Old Business.

None.

7. New Business.

Chair Horgan encouraged members to attend the Conservation Commission site walk scheduled for July 11 at 4:15 p.m. at 147 Cranfield Street. This application will be coming before the Planning Board after the Conservation Commission meeting in July.

Chair Horgan announced that the next Planning Board meeting will be held on Wednesday, July 26, 2023 at 7:00 p.m. at the Town Hall.

8. Adjourn.

There being no further business, Chair Horgan moved to adjourn the meeting. Ms. Murray seconded. The motion carried, unanimously, and the meeting adjourned at 7:34 p.m.

Respectfully Submitted,

Meghan Rumph
Recording Secretary