

NEWMARKET PLANNING BOARD  
Tuesday, July 13, 2021  
**Town Council Chambers**  
7:00 PM

**Present:** Eric Botterman (Chair), Val Shelton (Vice Chair), Diane Hardy (Town Planner),   
Bill Doucet, Jane Ford, Michael Zahorik (Alternate), and Scott Blackstone (Town Council ex officio.)  
  
Chair Botterman opened the meeting at 7.00 PM. The Chair stated that both Jeff Goldknopf and Timothy Rossignol have approved absences this evening. Alternate Michal Zahorik was appointed as a voting member this evening.  
  
**1. Pledge of Allegiance  
  
2. Public Comments**

No public comments this evening. The Chair closed public comments at 7:01 pm.  
 **3. Review and Approval of Minutes**

**Motion**: Valerie Shelton made a motion to approve the minutes of 06-08-2021.

**Second**: Jane Ford  
 **Discussion**: Valerie Shelton had a question about page 7 line 18-19 “The Town Attorneys are working with the applicant on this.” Scott Blackstone agreed that this was a misleading statement since the request has been withdrawn from consideration by the applicant. The sentence will be changed and recorded “with the applicant” having been struck from the minutes.  
 **Vote**: All in Favor

**4. Regular Business  
  
a.** [**Sandra Cassidy/Scott Boudreau LLS - Public hearing for an application for a Minor Subdivision, to subdivide a 7.169 acre lot into two lots, one will be 2.494 acres and one will be 4.675 acres. The lot is located at 169 New Road, Tax Map R3 Lot 46, R1 Zone**](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1866&MeetingID=131)

Diane Hardy reviewed the application against the checklist and had reached out to the applicant with some suggestions. The application is now ready for technical review.

**Motion #1:** Scott Blackstone made a motion to accept the application as complete.  
 **Second:** Jane Ford  
 **Discussion:** None  
 **Vote:** All in Favor

**The Chair opened the public hearing at 7:09 PM.**

Scott Boudreau, Boudreau Land Surveying PLLC, gave a brief overview of the project. He has approval from the State for the project requirements. Valerie Shelton asked if there was a wetlands stamp on the project. The wetlands scientist, Steven D. Ricker CWS, performed a complete site walk on February 24, 2021, and provided a letter with his certified wetland scientist to the Planner. Bill Doucet felt that even though this was done in the winter, any snow cover would not hinder the wetland delineation. Scott mentioned, when asked, that he had subdivision approvals in place for the septic system. The Chair read the entire letter from Dominic and Jennifer Fecteau, direct abutters, who wrote with two concerns about the project: 1) the parcel of land in question is very swampy and, at times, there seems to be nearly a foot of standing water and any development of the property could redirect the water and potentially damage his property, septic tank, and leach field; 2) they have just had their artesian well pump redone by Epping Septic and they have concerns that the aquifer may be over taxed by adding new drains. Diane Hardy had spoken with Mr. Fecteau to get some clarification of their issues and discuss their concerns and explained the impact would not affect their property. He seemed satisfied by the explanation and was directed to the plans online for more information. Ms. Hardy spoke with Scott Boudreau about these concerns and concurred with her assessment. She invited the Fecteaus to attend the meeting this evening if they still had concerns. They were not present this evening. The members thoroughly discussed the conditions listed below in the motion.

**The Chair closed the public hearing at 7:18 PM.**

**Motion #2:** Bill Doucet made a motion to approve the application as submitted for a Minor Subdivision requested by Sandra Cassidy/Scott Boudreau LLS for a subdivision of a 7.169 acre lot located at 169 New Road, Tax Map R3, Lot 46, R-1 Zone with the following conditions.

1. The stamp and signature of the soil scientist/wetlands specialist be affixed to the subdivision plan prior to plan signing and recording.
2. The terminus of the common driveway shall be drawn on the final plan prior to being signed and recorded.
3. Survey monumentation along the frontage on New Road shall be shown on the plan and set prior to final signing and recording of the plan, in accordance with Section 3.05 of the Subdivision Regulations.
4. The details of the shared driveway arrangement and maintenance responsibilities shall be clarified in an easement document to be recorded with the subdivision plan at the Rockingham Register of Deeds. A copy of which shall be provided to the Town’s Planning Department.

**Second:** Valerie Shelton

**Discussion:** None

**Vote:** All in Favor

**b.** [**CC 86 Main LLC - Public hearing for an application for Site Plan, to convert the second and third floors into six residential units, as part of the rehabilitation of the historic building. The first floor commercial spaces will remain the same. The lot is located at 86 Main Street, Tax Map T U2 Lot 51, M-2 Zone.**](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1869&MeetingID=131)

Diane Hardy reviewed the application to date. She went through the application with the applicant’s engineers beforehand. The applicants seek approval for a waiver from full major site plan review pursuant to Section 1.05 (B) (1) and (C) 2. Given that the building sits on nearly the entire site, she believes that the Board should consider the application complete and begin the review process.  
  
**Motion #1:** Valerie Shelton made a motion to accept the application as complete.  
 **Second:** Jane Ford  
 **Discussion:** None  
 **Vote:** All in Favor

**The Chair opened the Public Hearing at 7:24 PM.**

Michael Sievert, Horizons Engineering, and Ben Stebbins, the owner of 86 Main Street, were attending this evening to present the project. Mr. Stebbins is hoping to renovate the 2nd and 3rd floors of this historic building leaving the first floor undisturbed. The building spans 28 feet on Main Street and 74 feet on Central Street. The building does take up nearly the entire lot. The project has been through the Zoning Board Adjustment with a Fiscal and Marketing Study, and a variance for this project was approved. The Chair asked about the current commercial use on the 2nd and 3rd. These floors are now vacant. Mr. Stebbins mentioned his other properties in the area will be more than adequate for the necessary tenant parking.

**The Chair closed the Public Hearing at 7:34 PM.  
  
Motion #2:** Valerie Shelton made a motion to approve the application for a waiver from the full Major Site Plan review pursuant to Section 1.05 (B) (1) and (C) 2 on the property located at 86 Main Street, Tax Map T, U2 Lot 51, M2 Zone as stated in a letter dated June 22, 2021**.**

**Second:** ScottBlackstone

**Discussion:** None

**Vote:** All in Favor

**Motion #3:** Valerie Shelton made a motion to approve the application made by CC 86 Main Street LLC – to convert the second and third floors into six residential units, as part of the rehabilitation of the historic building. The first floor commercial spaces will remain the same. The lot is located at 86 Main Street, Tax Map T U2 Lot 51, M-2 Zone.

**Second:** Jane Ford

**Discussion:** None

**Vote:** All in Favor

**c. Walter Cheney Jr/Cheney Property Management Corp (CPMC)- Continuation of a public hearing for an application for a Site Plan and Special Use Permit for a Mixed Use Development. The proposal is to amend the site plan for the previously approved site plan. The owner has purchased an additional adjacent lot and is proposing to add 17 residential units to the project, for a total of 28 units. The project involves the construction of two buildings. One building is a three (3) story mixed use structure with a 13,388 square footprint with commercial uses on the first floor and residential units on the second and third floors. The second building is a two story building with four (4) residential units with garages on the ground floor. The lot is located at 50-56 Exeter Rd, Tax Map U4, Lots 11 and 15, M2A Zone.**

The applicant has requested a continuation to the next meeting.

**Motion:** Valerie Shelton made a motion to continue this application to the August 10, 2021 meeting of the Board.  
 **Discussion:** None

**Vote:** All in Favor

**5. New/Old Business**None.   
  
**6. Chairman’s Report**None.  
 **7. Committee Report**None.  
 **8. Planner’s Report:**

The CIP committee will be convening shortly to start this year’s CIP process. The Planner will put the master plan update on the agenda for discussion at the next meeting. Valerie Shelton requested an update on the economic development work that is being done by ADG (Economic Developers and Community Planners) on the N. Main Street corridor, the recreational area at Rockingham Junction, and on Rt. 152 in the B-3 zone. These projects are still being worked on. A stakeholder meeting was held a few weeks ago with the owners of property adjacent the South Gateway, held at the Rockingham Ballroom, but there is nothing to report at this time. The consultants are working to present a plan soon. There was also a discussion of the railroad bridge. Nothing definitive has been seen regarding the bridge, but the Diane Hardy will ask the Regional Planning Commission if they have any updates to share. The Planner will put the Master Plan update on the next meeting agenda.

**9. Adjourn**

**Motion**: Bill Doucet made a motion to adjourn the meeting.  
 **Second**: Jane Ford   
 **Vote**: All in Favor

The meeting was adjourned at 7:43 PM.

The next meeting will be held on August 10, 2021 at 7:00 PM in the Town Council Chamber.

Respectfully submitted,  
Sue Frick, Recording Secretary