

Planning Board Minutes 02/15/11

NEWMARKET PLANNING BOARD
TOWN COUNCIL CHAMBERS
FEBRUARY 15, 2011
7:00 P.M.

Present: Diane Hardy (Town Planner), Rick McMenimen, Justin Normand (alternate), Peter Roy (Vice-Chairman), Val Shelton, George Willant

Absent: John Badger (Chairman), Eric Botterman (Town Council Representative), Janice Rosa, Adam Schroadter (alternate)

Vice-Chairman Roy called the meeting to order at 7:01 p.m.

Pledge of Allegiance

Public Comments

No comments.

Vice-Chairman Roy appointed Elizabeth Dudley and Justin Normand to sit in as voting members for this meeting.

Review and Approval of Minutes: 11/09/10, 12/14/10

November 9, 2010

Vice-Chairman Roy noted there is not a quorum of Board members tonight who had been present at the meeting. Action on the minutes was postponed to a future meeting.

December 14, 2010

Val Shelton noted on page 4, line 30 it should read: "for stormwater management." Town Planner Diane Hardy noted that correction has been made.

Action

Motion: Rick McMenimen made a motion to approve the minutes from the December 14, 2010 meeting as amended.

Seconded: Val Shelton

Vote: All in favor – George Willant abstained

George Willant noted he abstained from the vote, because he had not been present for the meeting.

Regular Business

Cheney Property Management Corp/MJS Engineering, PC – Public Hearing for an application for Design Review for a project at 54-56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone. The proposal is to redevelop two parcels by removing the existing commercial building and residential duplex and constructing a two story mixed use building with parking area. The two lots would be incorporated into the Newmarket Business Park Condominium area.

Town Planner Diane Hardy explained the Board received an application from Cheney Property Management Corp requesting a design review for a project at 54-56 Exeter Road. The proposal is for a mixed-use development, with commercial use on the first floor and six residential units on the second floor. Because mixed use is not an allowed use in the B1 Zone, a variance will be needed to continue. This project will need three variances. This application is scheduled to be before the Zoning Board of Adjustment next Tuesday. The applicant has requested this application be continued to the next Planning Board meeting. If the Planning Board continues this application to a date certain, abutters will not need to be notified again. The next Planning Board meeting is scheduled for March 8th.

Action

Motion: Rick McMenimen made a motion to continue the Cheney Property Management Corp/MJS Engineering, PC application for design review for a project at 54-56 Exeter Road, Tax Map U4, Lots 12 & 13, B1 Zone to the March 8th Planning Board meeting.

Seconded: Justin Normand

Vote: All in favor

George Willant asked what other variances this application will need. Town Planner Diane Hardy explained the application would need a variance from the side and front setbacks, density requirements, and to allow a mixed use development.

New Business/Old Business

Town Planner Diane Hardy noted the Board has been working on updating the Economic Development Plan. Jack Mettee Planning Associates of Dover, New Hampshire was hired to draft the report. The consultant was chosen after the RFP (Request for Proposal) process was followed. She expects the draft report to be submitted to the Economic Development Committee by March 31, 2011. The subcommittee will review it and then present it to the Planning Board with recommendations.

Vice-Chairman Roy noted the Impact Fee subcommittee was scheduled to meet earlier this month, but needs information to be compiled by the Finance Department. Town Planner Diane Hardy explained she had received a general report from the Finance Department on impact fees. She spoke with Finance Director Don Parnell about obtaining a more detailed report. They reviewed the format together and have decided to work together to get the proper format. Once the report is received, a meeting with the Impact Fee subcommittee will be scheduled. She explained there is money proposed in next year's budget to hire a consultant to help with the impact fee study. During the budget meeting it was suggested to approach this project on a phased basis. The feasibility analysis would be the first step then a full-fledged study would be completed, if the Town decides to continue with the impact fee program. After the first study is

completed, the Planning Board will review the information and make a recommendation to the Town Council. The recommendation can be to discontinue the impact fee ordinance if the Board felt it was not relevant.

George Willant asked about the study Bill Arcieri was helping with. Town Planner Diane Hardy explained there was a kick-off meeting in January attended by George Willant, Administrator Ed Wojnowski, Town Council Chairman Eric Botterman, Bill Arcieri and herself. Bill Arcieri has prepared a seven-page report relative to our current versus what the New Hampshire Department of Environmental Services suggests as model stormwater regulations. There was a good discussion at the meeting and Bill Arcieri noted he would make the changes based on the discussions and submit a draft of the stormwater regulations to the committee. This draft should be available by the end of this week.

Rick McMenimen noted he is on the Executive Committee of the Strafford Regional Planning Commission. He discussed some proposed legislative changes that pertain to what the Planning Board does including a proposal to repeal the Comprehensive Shoreland Protection Act and whether Planning Board members can sit on more than one land use board. He noted he would provide the information to Town Planner Diane Hardy for distribution and would keep the Board apprised as these issues move through legislative process.

George Willant asked how many seats would be available at this year's election. Town Planner Diane Hardy believed there would be three open positions. George Willant encouraged the Planning Board alternates and the public to apply.

Val Shelton noted the Conservation Commission is hosting a workshop on invasive species management in April. She will have more details coming and this workshop would be advertised on the marquis out front of the Town Hall, the town's website, and on Channel 13.

Adjournment

Action

Motion: Rick McMenimen made a motion to adjourn at 7:21 p.m.

Seconded: George Willant

Vote: All in favor