**NEWMARKET PLANNING BOARD MEETING**

**APRIL 9, 2019**

**MINUTES**

Present: Val Shelton (Vice Chairman), Diane Hardy (Town Planner), Jamie Bruton, Bill Doucet, Jane Ford, Daniel Lewis (Alternate), Gretchen Kast (Town Council ex officio)

Absent: Eric Botterman (Chairman), Sarah Finch, Michal Zahorik (Alternate), Zachary Dumont (Town Council ex officio Alternate) – all excused

**Agenda Item #1 - Pledge of Allegiance**

**Agenda Item #2 – Public Comments**

 None.

**Agenda Item #3 - Review & Approval of Minutes**

  ***03/19/19***

**Action**

 **Motion: Gretchen Kast made a motion to approve the minutes**

 **Second: Jamie Bruton**

 **Vote: All in favor**

**Agenda Item #4 - Regular Business**

***Robert & Phyllis Paige/William Benedetto – Continuation of a public hearing for an application for Major Site Plan Review, at 10 Norton Lane, Tax Map R5, Lot 11-1, B3 Zone. The proposal is to develop the property as a golf driving range and practice area. The site development will include a new driveway, parking, tee boxes, gravel walkways, putting greens, chipping areas, landscaping, and utilities.***

 Val Shelton stated the applicant has requested a continuance to the May meeting.

 **Action**

 **Motion: Gretchen Kast made a motion to continue the application to May 14, 2019, at 7:00 p.m., at Town Hall**

 **Second: Jamie Bruton**

 **Vote: Bill Doucet abstained**

 **All others in favor**

 ***Town of Newmarket/New Cingular Wireless PCS, LLC - Continuation of a public hearing for an application for Minor Site Plan & Special Use Permit, at 4 Youngs Lane, Tax Map U3, Lots formerly 48 & 49 (lots recently merged into one lot), B2 Zone. The proposal is to construct a new tower-based personal wireless service facility, consisting of a 150’ monopole telecommunications tower and related equipment.***

Val Shelton stated the applicant has requested a continuance to the May meeting.

 **Action**

 **Motion: Gretchen Kast made a motion to continue the application to May 14, 2019, at 7:00 p.m., at Town Hall**

 **Second: Jane Ford**

 **Vote: All in favor**

Val Shelton reminded everyone of the site walks for these applications scheduled for Saturday, April 13, 2019. The public is invited to attend.

***Election of Officers***

Gretchen Kast made a motion to nominate Eric Botterman as Chairman. Jane Ford seconded. All were in favor.

 Gretchen Kast nominated Val Shelton for Vice Chairman. Jane Ford seconded. All were in favor.

**Agenda Item #5 - New/Old Business**

 ***Committee Reports***

 Gretchen Kast stated the Town Council had a first reading on the resolution regarding rescinding the Town’s current development restrictions on the lot on Moody Point and replacing it with the new restrictive covenants, as set forth by The Nature Conservancy.

 ***Planner’s Report***

Diane Hardy stated she received one set of comments back from the people involved in the stormwater regulations, from Bill Arcieri. He had questions about whether some of the technical criteria is consistent with the MS4 permit. It appears others are struggling with this new model ordinance. She would like to wait to come back with regulations until this is sorted out.

 There was discussion of dates for a technical review meeting. They decided on a Tuesday or Wednesday, April 16, 17 or 23, 24 to see what works for everyone. The meetings are open to the public. Tentative time is 8:30 a.m.

**Agenda Item #6 – Adjourn**

 **Action**

 **Motion: Bill Doucet made a motion to adjourn at 7:15 p.m.**

 **Second: Gretchen Kast**

 **Vote: All in favor**