**NEWMARKET PLANNING BOARD MEETING**

**OCTOBER 13, 2020**

**MINUTES**

Present: Eric Botterman (Chairman), Diane Hardy (Town Planner), Jamie Bruton, Val Shelton, Sarah Finch, Jane Ford, Bill Doucet

Absent: Michal Zahorik (Alternate), Ted Seely

**1. Pledge of Allegiance**

**2. Public Comments**

 None.

**3. Review and Approval of Minutes**

 ***Approval of Minutes 09/15/20***

 **Action**

 **Motion: Bill Doucet made a motion to approve the minutes of 09/15/20**

 **Second: Jamie Bruton**

 **Vote: All in favor**

**4. Regular Business**

 ***Kelby Ferwerda - Public hearing for subdivision at 2 & 4 Beech Street Extension, Tax Map U2, Lot 108, R3 Zone. The proposal is to convert the existing apartment units into condominiums.***

Diane Hardy recommended they accept the application as complete.

 John Chagnon, Ambit Engineering, represented the applicant and stated each side has its own driveway, water connection, and leach field. The monuments are in and there is a full boundary survey. They submitted floor plans. The unit areas are the same.

 Eric Botterman stated a condition would be to change Sheet 1 from saying these are two bedroom units, as they are three bedroom units.

 Diane Hardy recommended approval with the condition that the condominium documents be reviewed by Town Counsel, the cost of which will be the responsibility of the applicant.

 **Action**

 **Motion: Val Shelton made a motion to approve the application subject to attorney review of the condominium documents**

 **Second: Bill Doucet**

 **Vote: Val Shelton, Jamie Bruton, Sarah Finch, Bill Doucet, Jane Ford in favor**

 **None opposed**

**5. New/Old Business**

 ***Work session on Final Draft of the Water Resource Plan and Implementation Matrix and scheduling of Public Hearing for November 10***

 Diane Hardy stated they had a great virtual meeting with Kyle Pimental, from SRPC, and Michal Zahorik. One recommendation was for a Climate Change chapter or integrate that into the entire plan. Val Shelton was leaning more into integrating that anywhere there might be implications. The Board agreed to integrate it throughout the plan.

 Eric Botterman stated this should go on the November 10 agenda for public comment.

 Diane Hardy stated one issue that should be included about drought conditions. The document will be available when advertised.

**6. Planner's Report**

Diane Hardy stated they did get the new FEMA maps and they are in the office. The Board has to get started on the process. She will have a report for the November meeting. There is a deadline. They may revamp the ordinance after adopting the maps.

 Reminder for the October joint meeting of the Planning Board and Town Council

**7. Adjourn**

 **Action**

 **Motion: Jamie Bruton made a motion to adjourn**

 **Second: Val Shelton**

 **Vote: All in favor**