**NEWMARKET PLANNING BOARD MEETING**

**NOVEMBER 10, 2020**

**MINUTES**

Present: Eric Botterman (Chairman), Val Shelton (Vice Chairman), Diane Hardy (Town Planner), Bill Doucet, Jane Ford, Ted Seely (Alternate), Michal Zahorik (Alternate), Scott Blackstone (Town Council ex officio), Toni Weinstein (Town Council ex officio Alternate)

Absent: Sarah Finch, Jamie Bruton

 (No audio during roll call-starts with minutes)

**1. Pledge of Allegiance**

**2. Public Comments**

None.

**3. Review and Approval of Minutes**

 **a. 10/13/20**

 **Action**

 **Motion: Val Shelton made a motion to approve the minutes of 10/13/20**

 **Second: Bill Doucet**

Eric Botterman stated they approved the minutes of 9/15/20 and they need to delete that as they were being revised.

 **Val Shelton amended her motion and stated to delete the approval of the 9/15/20 minutes**

 **Bill Doucet seconded**

 **Vote: Ted Seely, Bill Doucet, Jane Ford, Val Shelton, Eric Botterman, Scott Blackstone**

 **b. 09/15/20 Revised**

 **Action**

 **Motion: Val Shelton made a motion to approve the minutes of 09/15/20**

 **Second: Jane Ford**

 **Vote: Ted Seely, Bill Doucet, Jane Ford, Val Shelton, Eric Botterman**

 **c. 10/14/20**

 **Action**

 **Motion: Val Shelton made a motion to approve the minutes of 10/14/20**

 **Second: Jane Ford**

 **Vote: Toni Weinstein, Scott Blackstone, Jane Ford, Val Shelton in favor**

 **Bill Doucet, Eric Botterman, Ted Seely abstained**

**4. Regular Business**

 **a. Public hearing for an application for an 11-lot Open Space single family subdivision, with municipal water and sewer services, on a twelve acre lot, requested by 77 Hersey**

 **Lane, LLC, Walter Cheney/Chinburg Builders, Inc. The lot is located at 77 Hersey Lane, Tax Map R4, Lot 3, R2 Zone.**

 Bill Doucet recused himself.

Diane Hardy stated the application was complete. This includes the AOT application that has gone to the State.

 **Action**

 **Motion: Val Shelton made a motion to accept the application as complete**

 **Second: Ted Seely**

 **Vote: Scott Blackstone, Ted Seely, Jane Ford, Val Shelton, Eric Botterman**

 Christian Smith, Beals Associates, represented the applicants and gave an update. They went through the comments from UEI and West Environmental and addressed them. They turned Units 8 and 10 into a duplex. They now have 10 lots, 11 units, one of which is contained in a duplex. Those changes have mitigated a lot of the slope grading impacts. They are 50’ to 60’ from the prime wetland. They have completely revised the drainage to reflect the culvert changes requested by Mark West. They are on municipal water and sewer. Lots 5, 7, 9, and 11, and Units 8 and 10 will all be serviced by forced mains and will connect to manholes. He indicated this on a plan.

 ***Eric Botterman opened the public hearing.***

There were no comments

 ***Eric Botterman closed the public hearing.***

Diane Hardy asked if Christian Smith could send electronic plans to the Underwood Concord office, with the drainage report. Christian Smith stated he would. He stated a wildlife habitat report was done. That was sent to Fish & Game.

 Diane Hardy asked if Christian Smith could explain what a plunge pool was. Christian Smith stated it is two pipe widths wide and three long. The entire thing is filled with riprap and it has a level downstream end. It makes for a stable outlet base and reduces the huge, wide swaths of riprap apron and the erosive velocity of stormwater and drops it over stone.

 There was discussion of TRC and when to continue.

 **Action**

 **Motion: Val Shelton made a motion to continue to December 8, 2020**

 **Second: Ted Seely**

 **Vote: Ted Seely, Scott Blackstone, Jane Ford, Val Shelton, Eric Botterman in favor**

 **Pursuant to RSA 675:6 and RSA 675:7, a public hearing will be held by the Newmarket Planning Board on Tuesday, November 10, 2020 in the Town Hall Auditorium of the Newmarket Town Hall, at 7:15 p.m. regarding the adoption of the updated 2020 Water Resource Chapter, as an amendment to the Town of Newmarket Master Plan.**

Diane Hardy stated, in September, Kyle Pimental, SRPC, came in and gave a review and answered questions. They added drought text and water management plan information. She recommended adoption.

 ***Eric Botterman opened the public hearing.***

No comments

 ***Eric Botterman closed the public hearing.***

**Action**

 **Motion: Bill Doucet made a motion to approve the Water Resources Chapter as submitted**

**Second: Jane Ford**

 **Vote: Scott Blackstone, Ted Seely, Bill Doucet, Jane Ford, Val Shelton, Eric Botterman in favor**

**5. New/Old Business**

 **a. Floodplain Amendments & Map Adoption Discussion**

Diane Hardy stated we have been waiting since 2015 for the official floodplain maps to adopt. There has been new technology to more precisely map floodplains and more accurate tools for mapping topography. FEMA has been working on these maps since 2011. Communities that have adopted floodplain standards set forth by FEMA are eligible for flood insurance. You can only get flood insurance through the federal government. Newmarket has been participating since the 1980s. The maps were last updated in 2005. Every time they have new maps, the regulations have to be updated. Newmarket has an added classification called the regulatory floodway. Val Shelton asked what the brown shading (referring to the 500 year flood plain) was on the 108 Gateway. Diane Hardy stated she would like to have a public hearing for this at the next meeting. Bill Doucet stated he had looked over the recommended changes and they look sound. He would like to schedule a public hearing. Everyone was agreeable. Diane Hardy stated the Town has put information on the website, in the newsletter and on Facebook.

**6. Planner's Report**

The Town Council had some follow-up about topics at the joint meeting. The Town Manager stated the ADUs merit review, but there will be new Council members in March, so it may be better to wait until then. There was some concern about taking action on the impact fees recommendations, specifically the system development charges, before then.

**7. Adjourn**

 **Action**

 **Motion: Jane Ford made a motion to adjourn at 8.06 pm.**

 **Second: Ted Seely**

 **Vote: All in favor**