

Approved: January 28, 2015

New Castle Planning Board Meeting

November 19, 2014

New Castle Town Hall

7:00 PM

Members Present: Lorn Buxton, Kate Murray, Eric Katz, David Houston, David McArdle, Margaret Sofio

Members Not Present: Darcy Horgan

The October 2014 meeting of the New Castle Planning Board was cancelled.

Eric Katz called the meeting to order at 6:59 pm and announced that the voting members for the evening would be David McArdle, David Houston, Lorn Buxton, Eric Katz and Kate Murray.

1. Welcome Margaret Sofio as new alternate member to the Planning Board

Eric Katz welcomed Ms. Sofio who will be the new alternate member to the Planning Board.

2. Review and Approve minutes to the PB meeting on September 17, 2014

Mr. Katz noted a change on page one.

*Lorn Buxton MOVED to approve the minutes as amended; this was SECONDED by Kate Murray and APPROVED unanimously.**

**David McArdle and Kate Murray abstained as they were not present at the last meeting.*

3. Discuss and decide date for December PB meeting

The Planning Board will meet on Wednesday December 17th, 2014 if a meeting in the month of December is required.

4. Old Business

Lorn Buxton noted that Planning Board representation is required on the Capital Improvement Program Committee and that by tradition a Planning Representative has been on the Zoning Board of Adjustment. Mr. Buxton asked if there were any volunteers for these positions.

David McArdle volunteered to be the Planning Board representative to the Capital Improvement Program Committee.

Mr. Buxton said that the Zoning Board of Adjustment has lost a couple of members and are down to just three members; so the issue needs to be addressed. He noted that the ZBA normally consists of five members. Mr. Buxton said an applicant can agree to be heard by less than a full board; but it is their option to be heard by a full board of five people if they so choose.

Mr. Buxton suggested that the next meeting of the Planning Board should include a discussion of any changes and/or additions to the Zoning Ordinance calendar so appropriate Public Hearings can be scheduled and held.

The members briefly discussed the issue of roof height as it related to Gambrel roofs in the Historic District and walk out basements.

5. New Business

No new business was discussed at the November 2014 meeting.

6. Correspondence

Lorn Buxton reported that the Board of Selectmen received a letter from the State of the New Hampshire Environmental Protection Agency that the Planning Board was carbon copied on. He reported that the noted that the Town of New Castle needs to have specific ordinances to qualify for the national flood insurance program. Mr. Buxton said the issue needs to be researched to see if the Town is compliant or if new ordinances are required to fulfill the requirement.

7. Adjourn

Kate Murray MOVED to adjourn the November 2014 meeting of the Planning Board at 7:15 pm; this was SECONDED by David McArdle and APPROVED unanimously.

Respectfully submitted by,

Sue Lucius, secretary to the New Castle Planning Board