

Approved: September 17, 2014

New Castle Planning Board Meeting
Town Hall
Wednesday, August 27, 2014

Members Present: Darcy Horgan, Lorn Buxton, Kate Murray, Eric Katz, David Houston

Members Not Present: David McArdle, Ned Robinson

Others Present: Jennifer McConathy, John Chagnon, Dave McGuckin

Chair Horgan called the August 27, 2014 meeting to order at 7:00 pm and acknowledge that all members present would be voting members for the evening.

1. Public Hearing for applicant: Jennifer McConathy & Christopher Bonner, 45 Quarterdeck Lane, Map 12, Lot 21-B. Conditional Use Permit. Renovation and addition to an existing structure within 100' of the Quarterdeck wetlands buffer.

Chair Horgan opened the Public Hearing at 7:00 pm and noted that the abutters have been notified of the Conditional Use Permit and that all fees have been paid to the Town.

John Chagnon said he would be representing the applicants Jennifer McConathy and Christopher Bonner, who are the owners of 45 Quarterdeck Lane. He asked the members to look at site photograph number three. Mr. Chagnon noted that the New Castle Conservation Commission held a site walk at the property and pointed out the retaining wall which is now rubble and is located in close proximity to the existing one story area of the house which has a deck located above it. He explained that the property has a driveway that flows under the deck to a garage section of the house. Mr. Chagnon said the applicants were concerned about the safety of that section of the house, so they closed off what was the front door (replaced it with a window) and removed the walkway to limit access to the area. He said that an architect was engaged to design a plan for a new entry to the house. Mr. Chagnon said that design proposal is to incorporate in the right side of the house a two story structure that would enclose a stair tower with a front door accessible from the driveway grade. He noted that the side of the house is currently clapboarded, which will have to be removed in that area and pour a cement wall up to the deck level and fill in the area. Mr. Chagnon said that the "rubble retaining wall" will be removed and a "formal" retaining wall will be built in its place that follows the grade of the property. He submitted a photo of what the wall will look like for the members to view. Mr. Chagnon noted that the plans include erecting a fence behind the structure, also for the sake of safety. He said that the 100 foot setback runs through the middle of the house so the proposed plans are within the setback and a permit is required.

Eric Katz noted that the inset view shows where the wall is. He asked if the wall is currently still on the property.

Mr. Chagnon noted that the wall and walkway have been removed.

Kate Murray asked if the removal of the stone wall had any impact on drainage.

Mr. Chagnon said there was not impact. He noted that there is guttering and said the flow will splash onto the ground and follow the contours of the ground.

Chair Horgan told the members that the Conservation Commission reviewed plans for the proposal dated 8/5/14 and they have provided recommendations. She said the members have before them updated plans dated 8/19/14 which do not include the drainage plan.

Chair Horgan read the letter from the Conservation Commission that was written after the August 11th site walk. The letter included the motion from the Conservation Commission which included wording requesting the plans include drainage on the eastern side of the home as well as from the new entry way roof.

Mr. Chagnon said they have addressed the gutter recommendations but they may not be on the plans. He suggested that the Planning Board include wording in their motion regarding the drainage recommendation to ensure that it is accomplished.

Dave Houston asked if the wall will be constructed of concrete.

Mr. Chagnon said there will be some concrete in the wall but it will be mostly stone laid.

Ms. Murray asked if the stairs on the side that provide access to the second floor deck are new.

Mr. Chagnon said those steps are new, and noted that that portion of the renovation has been completed since it was a replacement in kind and did not require a permit.

Chair Horgan noted that the owners have performed a lot of work on the site. She said there has been a lot of planting done to protect what was flowing into the Quarterdeck Lane wetlands.

Mr. Katz said from the photos the property looks like it is well vegetated.

Chair Horgan said the owners added a fair amount of native vegetation based upon the Conservation Commission's input. She said that the drawings indicate that the wall will follow the level grade and asked what purpose the wall provides.

Mr. Chagnon said that the area where the proposed addition is has a grade of 18 feet and the top of the wall at that point is 23 feet. He said this is area where fill will be placed between the edge of the building and the wall.

Mr. Katz asked if a permit is needed from DES.

Mr. Chagnon responded that since it is a fresh water marsh a DES permit is not required.

Chair Horgan asked if the wall adds to the impervious surface calculations of the property.

Mr. Chagnon said it does not increase the impervious calculations, since some is being removed.

Chair Horgan closed the Public Hearing at 7:16 pm.

Eric Katz MOVED that the New Castle Planning Board approve the Conditional Use Permit application for Jennifer McConathy & Christopher Bonner, 45 Quarterdeck Lane, Map 12, Lot 21-B. per plans C2 dated 8/19/2014 and further subject to the conditions as stated in the letter from the Conservation Commission dated 8/18/2014; this was SECONDED by Lorn Buxton and APPROVED unanimously.

2. Review and approve minutes of July 23rd meeting

Minor editorial comments were made for the minutes.

*Lorn Buxton MOVED to approve the July 23, 2014 minutes as amended; this was SECONDED by Eric Katz and APPROVED unanimously.**

**Eric Katz abstained as he was not present at the July 2014 meeting.*

3. Old Business

The members discussed the issue from last month regarding Roof Pitch, Roof Height and how they affect what is being built in Town. The members noted that this is most relevant as it pertains to buildings located in the Historic District.

Dave Houston will meet with representatives from the Historic District Commission and discuss the Town's height ordinance with them and how they feel it affects buildings within the District and if they would like to make any changes to the ordinance with regard to the District.

4. New Business

No new business was discussed at this meeting.

5. Correspondence

No correspondence was discussed at this meeting.

6. Adjourn

Eric Katz MOVED to adjourn the August 27, 2014 New Castle Planning Board meeting at 7:42 pm; this was SECONDED by Lorn Buxton and APPROVED unanimously.

Respectfully submitted by,

Susan Lucius, Secretary to the New Castle Planning Board