

APPROVED: November 19, 2014

**NEW CASTLE PLANNING BOARD MEETING
Wednesday, September 17, 2014.**

Members Present: Darcy Horgan, Chair, Members Lorn Buxton, Eric Katz, and David Houston.

Members not present: David McArdle, Ned Robinson, and Kate Murray.

Also present: Michael P. Hennessey, Bernard Christopher, Cos Jcovozzi, Chris-Co., and Chris Thompson.

Chair Horgan called the September 17, 2014 meeting of the New Castle Planning Board to order at 7:00 PM. She announced that the voting members for the evening would be Eric Katz, Lorn Buxton, David Houston and the Chair. The first Public Hearing was opened.

1. Public Hearing for applicant Mark I. Jacobs, 47 Locke Road, New Castle, Map 11, Lot 5, for Conditional Use Permit to remove existing decks and replace with new material reducing the deck area by 264 square feet.

Bernard Christopher spoke on behalf of the applicant. He obtained approvals from both the New Hampshire Department of Environmental Services, "DES", and the New Castle Conservation Commission. Mr. Christopher explained that Mike Hennessy, landscaper, did not realize he needed a conditional use permit until advised by the Town Building Inspector. He explained that the decks were in poor condition and he planned to eliminate the 3rd level, reducing the total square footage from 620 to 356 square feet. He stated the Conservation Commission had completed a site walk of the property on May 8, 2014 and signed off on the project. He had a shoreline permit and DES expedited the wetlands permit, so all necessary permits and approvals were in place, except for the Conditional Use Permit.

Lorn Buxton questioned the height of the stone wall. Mr. Hennessy stated it would be on the same footprint and would be approximately 36-38". Mr. Houston questioned the dimensions, and Mr. Hennessy replied there would be a net reduction of approximately 20-30% of impermeable space.

Chair Horgan closed the Public Hearing. She stated she was comfortable with the plan and had visited the site. Mr. Katz made the following Motion:

Motion to Approve a Conditional Use Permit for property located at 47 Locke Road, Map 11 Lot 5, Mark I. Jacobs, owner and Applicant, as outlined in the

application of August 28, 2014 and including the attached plans of September 17, 2014, marked Exhibit "A". Lorn Buxton seconded the Motion. Motion carried.
2. Public Hearing for Applicant Alan and Sharon Weston, owners for property located at 168 and 188 Portsmouth Avenue, Map 15, Lot 7, for a Conditional Use Permit to replace existing failed septic system (septic tank and drywell) and other improvements as outlined in the application of September 3, 2014.

Christopher Thompson, septic designer for Chris-Co. spoke on behalf of the applicant, Alan Weston. He explained they were upgrading the existing system which is in failure, and plans to tie into the city sewer. Plans are to install a holding tank pumping from one adjacent property to the other and hook into the sewer. He explained the hardship currently experienced by the property owners due to the failing system. He explained that the project does have impact within the 100-foot buffer zone. Their plan eliminates the necessity of dealing with the ledge on the property. There is no change in footprint. They will take out the old and replace the concrete containment tank. In reply to Chair Horgan's question regarding how much of a disturbance this would create, he stated the impact would be minimal.

Mr. Houston asked about abutters, which in this case is not an issue, as the Westons own adjacent property. In response to Mr. Buxton's and Chair Horgan's questions regarding necessary approvals, Mr. Thompson stated all necessary State approvals have been obtained. He stated the State was actually pleased there would be an improvement to the situation and deferred to the Town Conservation Commission for minimal intrusion review. Mr. Buxton asked if the lots were separately deeded by common owner. Mr. Weston indicated he would be putting an easement on the lot if they should sell one of them.

Chair Horgan closed the Public Hearing.

After a brief discussion, Eric Katz made the following Motion:

Motion to Approve a Conditional Use Permit for property located at 168 Portsmouth Avenue and 188 Portsmouth Avenue, Map 15, Lot 7, Alan and Sharon Weston owner, Alan Weston Applicant, as outlined in the application of September 4, 2014, including Plan dated September 12, 2014. Lorn Buxton seconded the Motion. Motion carried.

Prior to taking up the next item on the Agenda, Chair Horgan noted and lamented the recent passing of Planning Board member and Zoning Board Chair, Ned Robinson.

3. Minutes of August 27, 2014.

Eric Katz made a Motion to Approve the minutes of the August 27, 2014 meeting of the Planning Board. Lorn Buxton seconded, and the Motion carried.

4. NEW BUSINESS.

a. New Assistant Building Inspector.

Chair Horgan informed the Board of the recent hiring of Assistant Building Inspector, Terry Barnes, from Stratham who will provide additional coverage for the Town.

b. Additional Planning Board Member.

Chair Horgan stated that the Selectboard is considering local resident, Margaret Sofio, as a new member of the Planning Board. She is an attorney who has background in telecommunications law. The Selectboard will be voting on her appointment at their next meeting.

Lorn Buxton noted that the Planning Board also needs a liaison to the CIP Committee.

There being no further business, Mr. Katz made a Motion to Adjourn, which was seconded by Mr. Buxton. Motion carried, and Chair Horgan adjourned the meeting at 8:15 PM.