

Approved: March 25, 2015

New Castle Planning Board Meeting
January 28, 2015
New Castle Town Hall
7:00PM

Members Present: Chair Darcy Horgan, Lorn Buxton, Eric Katz, Kate Murray, David McArdle, Margaret Sofio

Also Present: Bill Stewart, Chair of the New Castle Conservation Commission

Note: The December 2014 Planning Board meeting was cancelled.

1. Announcements

Darcy Hogan called the meeting to order at 7:00 pm and began the meeting with the announcement that David Houston has moved to Portsmouth and has resigned from the Planning Board.

She further announced that the case of 25 Piscataqua Street has been remanded to the Planning Board for a rehearing. However, the Town has asked the judge to reconsider the order, so it is uncertain if or when a rehearing may be required.

2. Review and Approve Minutes

Darcy Horgan asked to have added after the line, "Members Present": "The October Meeting was cancelled."

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

3. Correspondence

Darcy Horgan noted the receipt of a letter from Norman Flagg, which was sent separately to all members.

4. Old Business

Darcy Horgan announced that Margaret Sofio had agreed to be the Planning Board liaison to the Zoning Board of Adjustment.

Lorn Buxton moved that Margaret Sofio be appointed as the Planning Board liaison to the Zoning Board of Adjustment; this was SECONDED by David McArdle and APPROVED unanimously.

Lorn Buxton reported that March 13 was the last day to submit any proposed changes to the Zoning Ordinance for the required public hearing. None were suggested.

He also noted the letter from FEMA sent to the Select Board and the PB Chair regarding specific ordinances needed to qualify for national flood insurance. (See November minutes.) Chair Horgan will follow up on this.

5. New Business

Bill Stewart, Chair of the Conservation Commission, presented and discussed the Commission's Lavenger Creek Conservation Plan. Copies of the plan were distributed to the Planning Board prior to the Meeting.

Lavenger Creek is currently listed as Class A Wetland, requiring 100' buffer zone. It is the largest contiguous wetland in New Castle and the Commission is concerned about preserving it as a valuable natural resource. Of particular concern are structures and vegetation. As a result, the Commission has developed additional policies, which they believe will add additional protection to the Lavenger Creek area.

A question arose about grandfathered rights. Mr. Katz stated his concern that abutters to Lavenger Creek have not yet been informed of possible changes which could impact their properties.

Ms. Horgan asked how much of the new plan would have to be added to the Zoning Ordinance. She pointed out that much of the position paper reflects guidelines that the Conservation Commission currently uses in dealing with wetlands issues and that very few changes to the Ordinance would be required. Mr. Stewart agreed. Mr. Buxton noted that any Ordinance change would have to reflect a new category for Lavenger Lane to distinguish it from other wetlands listed as Class A., e.g. Class A-1 and Class A-2.

As to timing, Mr. Stewart acknowledged that the plan can be implemented as policy and Ordinance revisions are not absolutely necessary. He asked the Board for any questions. Ms. Horgan said more detail is needed. Mr. Katz asked for a 1) map and large scale plan of the Lavenger Creek wetlands area showing the areas of impact; 2) detail as to which sections of the ordinance would be revised, together with 3) specific revised language and 4) a list of affected properties. The Board is also

interested in knowing how the grandfathering provision in the current Ordinance will apply to any proposed changes.

6. Adjourn

Eric Katz MOVED to adjourn the January 2015 meeting of the Planning Board at 8:25pm; this was SECONDED by Kate Murray and APPROVED unanimously.

Respectfully submitted by,

Margaret Sofio