

MEETING OF THE NEW CASTLE PLANNING BOARD  
Town Hall, New Castle NH  
September 28, 2016 – 7PM

**1. Public Hearing for a Site Review Application for applicant Doug and Dan, LLC, 3 Walbach Street, Map 18, Lot 56 to reconfigure the existing 5 bedroom multifamily home to a 5 unit Bed and Breakfast Inn.**

**2. Public Hearing for a Conditional Use Permit for applicant Dr. Susan M. Krolewski, 118 Wentworth Rd, Map 13, Parcel Lot 2 to expand the driveway and other changes within the wetlands setback.**

The Planning Board (PB) was called to order by Chair Horgan at 7:00 pm

**Present:** Chair Darcy Horgan, Bill Stewart, Margaret Sofio, Rich Landry, Tom Hammer, Kate Murray

**Absent:** Geof Potter

**Also Present:** Representative of Doug and Dan LLC, Craig & VJ Strehl, Beth Barnhorst, Peter Hunt, Ann and Michael McAndrew, Andy Schulte

**1. Public Hearing for a Site Review Application for applicant Doug and Dan, LLC, 3 Walbach Street, Map 18, Lot 56 to reconfigure the existing 5 bedroom multifamily home to a 5 unit Bed and Breakfast Inn.**

Last month, a conceptual consultation was held. Tonight will be a design review of the project and conditional approval; abutters were notified and it is now time to move forward with the Public Hearing (PH). Doug Palardy gave a brief review of the presentation from last month, for the benefit of those in attendance who were not present last month.

The property is presently designated as a single family home, presently broken up into a number of rental units. The plan is to convert the property into a 5 bedroom inn. There are no plans to serve meals, guests can use the café next door or prepare small meals in the units. Parking has been studied and plans are to reconfigure the lot to make 6-8 spots (there is room for 8 but the owners originally planned 6), which meet the regulations for a hotel. The material used will be a pervious surface. The issue of which group in New Castle will make the call on the parking issues has not yet been resolved.

The intention is for an historic renovation [owners have not yet gone before Historic District Commission but will do so]. Question raised regarding need for kitchenette. Answer was that it is an amenity which makes it more attractive, a convenience for making coffee, heating up small meals.

Fire safety, lighting of grounds, storm water runoff, traffic issues, parking will be up to codes and regulations. Signs and snow storage plans are under consideration. A flow test has been done and there is adequate water pressure for sprinklers in the building.

The duration of visits are anticipated to be within the range of tourist visits. NH Room and Meals taxes cease if the duration goes over 6 months. But the owners expect that the rates will be such that there will probably not be any guests who become permanent.

All these issues come under the site review, managed by the Planning Board. When final decisions are made, the owners will again have to return to this board.

The floor was opened up for questions from the public.

- Mr. Schulte voiced concerns regarding snow storage, especially if there is significant snowfall. The answer was that small amounts can be stored in vacant parking spaces (there are expected to be fewer guests in the winter). If the spaces are needed or if the snowfall is significant, the snow can be professionally removed.
- Mr. Hammer noted that eventually this property can expect to be sold and he was concerned that new owners might not have the same approach; how does the PB control this? Mr. Landry noted that conditions can be placed on the final approval which will go forward with the property. The Building Inspector would be the person to send notices if the agreements/conditions have not been met. An example would be the storage or removal of accumulated snow.
- Ms. Sofio noted that 6.2.A-H in the town regulations should be reviewed and followed prior to the owners returning to the PB
- Chair Horgan noted that we can do a general approval this evening.
- Anne McAndrew asked about the difference between an Inn and a Bed & Breakfast. The Board does not have a definition in its guidelines. Basically, it seems to be whether food is served or not.
- How will extra people in the rooms be controlled? There will be one bed per unit and the owners will manage the situation if it ever arises.
- A letter addressed to the Planning Board from Ann and Michael McAndrew was read to those present. The text will be available with the other documentation in the Town Hall.
- References to “workforce housing” were raised. Also the issue that the growth of the Inn means the loss of three small living units. It was noted that the New Castle Master Plan has references to workforce housing but there are few if any jobs/housing needs. Usually workforce housing is developed when a developer does a large project and towns make it a condition of the project that some of the homes accommodate smaller, less expensive units. There are no such projects in New Castle.
- Chair Horgan noted that the town doesn’t have the right to bar new owners from changing the use of the property.
- It was noted that this property is actually a one-family home on the tax cards, not an apartment building that is now being lost.
- Chair Horgan will investigate further whether the town might have any interest regarding this change of use.

The Public Hearing portion of the meeting was completed.

Chair Horgan read the following into the record:

- According to zoning ordinance 5.2.7 in the subdivision section, the Board may grant conditional approval which shall become final upon certification by the Board that the applicant has satisfied the conditions imposed. Plans receiving conditional approval shall not be signed or recorded until the conditions imposed are met, including any required Federal, State or local permits or approvals.
- Certification of final approval of a plan that has been conditionally approved will require a further public hearing to demonstrate compliance with the terms of the condition. There are exceptions that do not apply here.

*Chair Horgan MOVED for a conditional approval for the Site Review Application for applicant Doug and Dan, LLC, 3 Walbach Street, Map 18, Lot 56 to reconfigure the existing 5 bedroom multifamily home to a 5 unit Bed and Breakfast Inn. This approval is conditioned on the following:*

- *Final approval has been given by the Historic District Commission*
- *Final approval has been received by DES*
- *The Planning Board reviews the final plans for adherence to, but not limited to, the following Site Plan Review Regulations:*
  - *The location, type and size of all proposed landscaping, screening and open space areas. Note: the Site Plan Review Regulations 8.6.3 requires a buffer strip at least twenty feet in width shall be used for screening purposes.*
  - *The location and type of all site lighting, including the cone(s) of illumination*
  - *The location, size and exterior design of all proposed signs be located on the site*
  - *The type and location of all solid waste disposal facilities and accompanying screening*
  - *Location of proposed on-site snow storage*
  - *Accommodations for drainage and storm water runoff*
  - *Fire Safety: that there is a plan and design certified by a licensed Engineer that there is adequate pressure and flow for an automatic fire suppression system*

*The motion was seconded by Tom Hammer. The Board unanimously approved the motion.*

## **2. Public Hearing for a Conditional Use Permit for applicant Dr. Susan M. Krolewski, 118 Wentworth Road, Map 13, Parcel Lot 2 for a driveway expansion and patio installation within the 50' setback from 2 freshwater wetlands, Wentworth Road A and Pit Lane B.**

Dr. Krolewski and her contractor, Mike Vicara were present. The plan is to enlarge the driveway so that two cars can be parked there, take out the present asphalt and use instead pervious pavement, remove two trees (one damaged), install a patio (also pervious). This property is on the edge of wetland. There is cement on site at the moment, it will be removed and there will be new plantings; there are also railroad ties to be removed, which presently obstruct flow of rainwater.

The Conservation Commission recommended that this plan be approved, with some conditions attached.

*Rich Landry MOVED to approve the Conditional Use Permit for applicant Dr. Susan M. Krolewski, 118 Wentworth Rd, Map 13, Parcel Lot 2 to expand the driveway and install a new patio, remove the garden bed along the wetlands border, reconfigure the stone retaining wall and remove the 2 trees, as per the plan, and contingent on meeting all recommendations from the New Castle Conservation Commission*

*The motion was seconded by Margaret Sofio. The Board unanimously approved the motion.*

**3. Review and approve minutes to the meeting on August 24, 1016.**

The minutes are not yet prepared for review and approval.

**4. Old Business**

There is no old business.

**5. New Business**

Kate Murray asked if the Board can require new buildings for driveways, patios, etc. be required to be pervious material. It was noted that we can give general descriptions of types of products and definitions.

There will be a site walk on Laurel Lane on Oct. 3<sup>rd</sup>.

The next meeting of the New Castle Planning Board is scheduled for October 26.

**6. Correspondence**

There is no correspondence.

**7. Adjourn**

The meeting was adjourned

Respectfully submitted by  
Ellie Clement  
Secretary to the New Castle Planning Board