

Newcastle Planning Board Meeting
Clayton V. Huntley Jr. Fire Station • 86 River Road • Newcastle

Thursday, July 21, 2022
6:30 PM

MINUTES

Board Members Present: Ben Frey - Chair, Kevin Houghton - Member, Lucas Kostenbader - Member, George Chase - Code Enforcement Officer

Board Members Not Present: Peter McNaughton - Member, Lee Emmons - Member

Applicants Present: Bruce Benner - Newcastle Resident, Kevin Ellis - Newcastle Resident

- I. Call to Order:** 6:30 pm.
- II. Minutes:** Minutes were tabled for approval due the members present at the time of the meeting were not present for this evening.

III. Application #1

1. Bruce Benner – Newcastle Resident

Location: 1 Campground Rd., Newcastle

Map: 2 Lot: 54

District: SD-Rural Highway (a correction made from Shelly's agenda)

Description: Constructing a dock runway float skid on the Marsh River – approximately 530 square feet.

Frey questioned Mr. Benner on approval from DEP/IFW/Native Tribes etc. he stated that usually the Applicant submits that at the time of coming before Planning Board. Frey stated that Planning Board usually is the last to give approval.

Mr. Benner stated he's been in touch with Peter Holmestead of the Army Corps of Engineers and unfortunately the process is behind by 30-90 days for approval. Mr. Benner stated he'd spoken with our CEO who advised to go forward with the application to the board contingent upon receiving the approval from DEP etc.

Continued discussion ensued with Frey going through the Code and the standard requirements. With no further discussion the application met all criteria contingent upon receipt of the application approval from the required state entities. The board gave CEO, George Chase final approval once all documentation is received.

Frey made motion to accept the application pending receipt of paperwork from the state agencies and gave CEO, George Chase the ability to accept the permit application at the time of receipt. Lucas Kostenbader seconded the motion. **Passed 3-0.**

Application #2

2. Kevin Ellis – Newcastle Resident
Location: Hassan Ave., Newcastle
Map: 8 **Lot:** 28
District: D1 – Rural District

Description: Would like to discuss the possibility of a 14 Lot Subdivision on his property.

Frey welcomed Mr. Ellis to the meeting, discussion ensued regarding the possibilities of creating a subdivision within the Core Zoning Code what standards would be applied, along with the Road Ordinance.

Frey thanked Ellis and told him any further questions or concerns he could contact George and when he's ready they would be there to answer any further questions as well.

IV. Public Comments: There were none.

V. Adjourn: 7:39pm.