

**Newfields Planning Board Meeting Minutes**  
**May 9, 2024**

**Attendance:** Chairman Mike Price, Town Planner Glenn Greenwood, Jeff Feenstra, John Hayden, Jeff Couture and Alternate Shawn McGowan. Absent from the meeting was Select Board Representative Michael Sununu, Bill Meserve, and Jamie Thompson.

Chairman Price called the meeting to order at 7:00pm

**Minor Lot Line Adjustment-Anita Nichols Irrevocable Trust-Map 214 Lots 4.1,4.2,4.3 and 4.4**

Andrew Nichols presented the lot line adjustment plan prepared by Paul Nichols. The lot lines have been moved to include the pond with lot 4.3. The pond will no longer be a part of the farm lot 4.1.

Glenn noted that lots 4.2, 4.3 and 4.4 will gain acreage by eliminating the portion of land that wraps around those lots which is an improvement. Andy Nichols commented that the former plan was registered at the Registry of Deeds, but the new deeds were never prepared. This was discovered when they compared tax bill acreage with the tax map acreage. The proposed plan and new deeds will remedy the discrepancy.

A motion was made by John Hayden and seconded by Jeff Feenstra to accept jurisdiction of the lot line adjustment plan. All were in favor and the motion carried.

A motion was made by John and seconded by Jeff Feenstra to approve the lot line adjustment. All were in favor and the motion carried.

The mylar will be signed at the next regularly scheduled meeting.

**Dan Posternak-DLP Restaurants-70 Route 108-Site Plan Modification Map**

Dan Posternak introduced himself to the Board and outlined his proposed plan.

Glenn indicated that the plan was incomplete, and the updates did not come in, in time for tonight's hearing. He informed the Board a much better plan does exist, and he is comfortable with not accepting jurisdiction at this time. This meeting will be considered an informational hearing.

Dan said he was fine with that decision and proceeded to outline his proposed plan. He is the owner of the Roundabout Diner in Portsmouth, and this is his 8<sup>th</sup> restaurant venture. He owned and operated the Muddy River Smokehouse Restaurant in Portsmouth which still does catering all over New England. He has decided 70 Route 108 will be an ideal location to reopen the restaurant.

The existing restaurant has been gutted and a new 20-person bar has been installed. The new bathrooms will become ADA complaint.

Phase one will be the opening of the restaurant where you can eat a meal and have a beer either inside or outside.

Phase 2 will be the hosting of weddings or fundraisers. For these events a tent will be set up on a grassy sod or turf for the weekend and then taken down. He would like to convert a shed into a bar for functions. Additionally, he would like to add an ice cream shed.

Lastly, the house is zoned for offices. He would like to convert the house back to residential with a total of two units.

Glenn mentioned that the residential use has been discontinued and he will have to look at the commercial zone regulations as to whether it can be turned back into residential from offices. The existing use may continue.

John commented that he thought the residential use of a commercial property is allowed providing there is adequate frontage and acreage.

Glenn is concerned that the house is not two residential units currently. The apartment can continue to be allowed but he is not sure a new residential use is allowed in the commercial zone.

Dan said he once considered using the home as a bridal suite for weddings. Weddings would be short term year-round and he would like to start booking for next year.

Parking has been extended on the right hand side of the property.

Dan requested a continuance until June.

Abutter Stephaney Daley asked if the parking lot would be paved. She is concerned with runoff onto New Road. Dan indicated the parking area would be paved and the grassy area would be used for a temporary tent for events.

Dan added that the Liquor Commission has okayed everything. They will require a letter from the Town indicating they have no objection to them serving alcohol.

Glenn said the Board is comfortable with the continued use of the restaurant and that use has not been discontinued.

John said the property has historically been used as a restaurant and the Town should have no issues with alcohol being served.

Jeff Feenstra asked about parking spaces. There will be 22 parking spaces including 2 handicapped.

A motion was made by John and seconded by Jeff Feenstra to continue the hearing until June. All were in favor and the motion carried.

John reminded the Board of the rotation of Chairmanship. A motion was made by Mike Price and seconded by Jeff Feenstra to nominate Bill Meserve as the new Chairman. All were in favor and the motion carried.

A motion was made by Michael Sununu and seconded by Jeff Feenstra to approve the April minutes. All were in favor and the motion carried.

The meeting adjourned at 7:40pm.

Respectfully submitted,

Sue McKinnon