DRAFT

NEWTON PLANNING BOARD

PUBLIC MEETING MINUTES

August 25th, 2026

Members in attendance:

Chair Costas Papachristos, Vice-Chair Daniel Berard, Ex-Officio Bob Marchand, Keith Gibbons, Rachel Nelson, and Barbara White. Also in attendance were Circuit Rider Planner Jennifer Rowden (via Zoom) and Land Use Administrator Bill Kiechle.

Chair Papachristos called the meeting to order at 7PM followed by the Salute to the Flag.

1. **Applicant: Genesis-Baez** (Femme Works Solutions, LLC), 213 Sulton Street, North Andover, MA 01845; has applied to the Newton Planning Board for an Amended Site Plan at 13 Elm Street. **Map 6, Block 14 Lot 2**

   Genesis Baez is an Environmental Remediation company working primarily with Asbestos. Earlier application was responded to requesting additional information August 12th, representatives responded with the intention to update information to Jennifer Rowden. The intent of this application is to occupy the building at 13 Elm Street and operate the business from that location. Board comments focus on potential changes and upgrades to the property. Due to time constraints on funding and the next Planning Meeting scheduled for September 22nd is too late. The Planning Board suggested and scheduled a meeting for Wednesday September 9th. Representatives agreed to work to complete the application package before the meeting.

   Comments from the public focused on the impact of the upgrades and changes to the property and the effect on stormwater and wetlands.
   Motion was made by to hold a Planning Board Meeting September 9th and seconded by. A vote was called and the motion passed unanimously.

2. **Applicant: Land Bank Properties**, 15 Aruda Lane, Sandown, NH ; has applied to the Newton Planning Board for a Lot Line Adjustments between 9 and 11 Merrimac Road. **Map 12 Block 4 Lots 8 and 9**

   Application was described by representative of Land Bank Properties, discussing the subdivision and land swap with 9 Merrimac Road. Jennifer Rowden set out

DRAFT

conditions for approval that were adopted by the board. Mr. Berard made a motion to accept the conditions; Mr. Marchand suggested the addition of the State Approval of the subdivision. Mr. Berard agreed and amended the conditions in his motion and Mr. Marchand seconded the motion.

- A Complete set of Mylars with Signatures and Stamps;
- State Approval of the Subdivision;
- All Fees are Paid

A vote was called, Mrs. White abstained, while the rest approved the motion to accept the application with the above stated conditions.

3. **Applicant: Steven Anderson,** 51 Pond Street, Newton, NH 03858; has applied to the Newton Planning Board of a Subdivision Approval at 51 Pond Street. **Map 5, Block 6, Lot 6**

   Application was described by representative of Land Bank Properties, discussing the subdivision of 51 Pond Street. Public concerns were expressed about plans for the remaining parcel and uses. Jennifer Rowden stated that additional development would require another appearance before Planning for any future plan approval. Jennifer Rowden set out conditions for approval that were adopted by the board, and Mr. Marchand added an additional condition: .

   - A Complete set of Mylars with Signatures and Stamps;
   - State Approval of the Subdivision;
   - All Fees are Paid;
   - Jennifer Rowden will review the plan and upon her approval will contact the applicant and the Board Chair regarding the approval. The NOD and the Mylars will be signed and registered with the Rockingham County Registry of Deeds, allowing for the applicant to complete the property transfer.

   A motion to accept the Applications with the above conditions was made by Mr. Marchand and seconded by Mr. Berard. A vote was called and

Other Business

a. Circuit Rider Planner Report

   Due to changing circumstances Jennifer Rowden requested a change to the Planning Board Schedule until the end of the year to one meeting a month. The Board discussed the issue and determined that the . Mr.

Made a Motion and Mr. seconded. A vote was called and the change in the schedule was approved unanimously.

b. Acceptance of Minutes, August 11th, 2026, meeting.
   Mr. Marchand made a motion to accept the minutes from the August 11th meeting, Mr. Berard seconded the motion. A vote was called and the minutes from the August 11th meeting were accepted unanimously.
c. Escrow Charges
   The Board reviewed the Escrow charges prepared; Mr. Marchand made a motion to accept the charges, and Mr. Berard seconded. The motion was unanimously accepted by the Planning Board.

Mr. Papachristos adjourned the Planning Board meeting at 8:08 PM.

Respectfully Submitted,

William C. Kiechle
Land Use Administrator