

HAMPTON PLANNING BOARD

MINUTES

February 6, 2019 – 7:00 p.m.

PRESENT: Fran McMahon, Chair
Tracy Emerick, Vice Chair
Alex Loiseau, Clerk
Ann Carnaby
Mark Olson
Mary-Louise Woolsey, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Keith Lessard

I. CALL TO ORDER

Chairman McMahon commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance and introducing the Planning Board members. Mr. McMahon stated that the applicant for 23-25 Kentville Terrace requests to be continued to the April 3rd Planning Board meeting.

MOVED by Mr. Emerick.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

19-004 Route 101 & Church Street (ROW)

Maps: 241,251,263,265,273 & 274 Lot: N/A

Applicant: Aquarion Water Company

Owner of Record: NH Dept of Transportation & Town of Hampton.

Wetlands Permit: Installation of approximately 3,930 linear feet of new water main within right of way of Route 101 from Church Street to southeast of intersection of Landing Road to replace old water main.

Mr. Carl McMorran, Aquarion appeared with Amanda Keyes (Tighe and Bond). The area covers Tide Mill down to the beach. The water main needs to be repaired. Two transition mains to the beach were discussed. The current main is about 60 years old. This is a pro-active project.

Ms. Keyes described the project. The existing main that runs into the marsh was shown. It is about 3,900 linear feet. It will cut across Route 101 and run down the eastbound shoulder to Church Street. The majority will be installed by open cut sessions.

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The site will be restored to its existing conditions. There is a sampling station that is required to be installed by DES. It will be located behind the guardrail.

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Mr. McMahon asked about the DOT permits. They have been sought per Ms. Keyes. Mr. McMahon asked about timing. Ms. Keyes stated it should be commenced in April at the earliest. They have to work with the Town and the DOT on timing. Construction should be about 12 weeks once it is started.

Ms. Woolsey asked what kind of pipe. HDP per Ms. Keyes. Ms. Woolsey asked if water will go to the DPW.

**PUBLIC
BOARD**

Mr. McMahon noted he was on the Conservation Commission walk. The project is pretty straightforward.

MOTION by Mr. Emerick to approve the Wetlands Permit in accordance with the stipulations contained in the Conservation Commission's letter dated January 23, 2019.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

19-005 1 Great Boar's Head Avenue

Map: 266 Lot: 53

Applicant: Linda S. Perl

Owner of Record: Craig and Linda Perl

Wetlands Permit: Construction of seawall that is 49 feet long, 7 feet wide and 3 to 4 feet tall to prevent erosion along the shoreline.

Mr. Mark West appeared, West Environmental. He worked on a project for abutting properties, which was like this application. That project was completed quickly. This wall could not be a part of the prior application because the wall is totally gone. It is eroding into the slope. He wants to do the same thing he did before and it will tie into the recently-replaced wall. He received the Conservation Commission's letter and agrees with it. This project will probably take a day.

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Mr. McMahon was on the Conservation site walk and at the meeting. He asked Mr. West about the abutters' list. Mr. West notified everyone per the Planning Office's advice. Ms. Woolsey discussed the project's location. Pushing the larger rocks up – not expanding it. There may be larger rocks – stacked on each other.

**PUBLIC
BOARD**

MOTION by Mr. Emerick to approve the Wetlands Permit in accordance with the stipulations in the Conservation Commission's letter dated January 23, 2019.

SECOND by Ms. Woolsey.

VOTE: 6 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

18-045 23-25 Kentville Terrace (continued from 8/1/18, 09/05/18 & 10/3/18 & 11/7/18)

Map: 274 Lot: 94

Applicant: Lewis Reese, Trustee

Owner of Record: Lewis Reese, Trustee, 23-25 Kentville Terrace Realty Trust

Condominium Conversion: Convert existing (two) detached single-family residential units into condominium form of ownership. Waiver Request: Section V.E. Detailed Plans.

The Board voted at the beginning of the meeting to continue this application to April 3, 2019.

18-069 226 Island Path (continued from 11/7/18 & 1/2/19)

Map: 285 Lot: 15

Applicants: Patricia and Stephen Dunn

Owners of Record: Same

Wetlands Permit (Amended): Tear down existing single-story structure and build a new 2-story structure using a slightly smaller and reconfigured footprint. The new structure will incorporate a portion of the existing first-floor deck as indoor living space.

Mr. Norman Carpentier, Carpentier Construction, appeared. This plan was going to first be a jack and re-build. The house was damaged where they could not do that. They went to the Zoning Board and decided to tear the house down, move the house to the East, away from the marsh. They are elevating the structure.

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Ms. Woolsey asked how large the property is. Mr. Carpentier said the house will be smaller than what is there now. Ms. Woolsey discussed the neighbor at Island Path who was flooded. The house will be up on concrete piers per Mr. Carpentier. The base will be at 11' minimum.

PUBLIC BOARD

Mr. Bachand said the Conservation Commission's January 23rd letter references a Conservation Commission letter dated January 17, 2018. It should state December 27, 2017. The letter is attached. The Board's approval should be with the stipulations in the December 27th letter, excluding stipulations #1 and #6 because the house will be raised on pilings.

MOTION by Mr. Emerick to approve along with Mr. Bachand's edits noted above.

SECOND by Mr. Olson.

VOTE: 5 – 0 - 1 (Woolsey)

MOTION PASSED.

V. CONSIDERATION OF MINUTES of January 16, 2019

MOVED by Mr. Olson to approve and accept the Minutes.

SECOND by Ms. Woolsey.

VOTE: 5 – 0 – 1 (Emerick)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **92 Ashworth Avenue – Request for 24 month extension of “active and substantial”, as defined in Condition #1 of the March 1, 2017 Site Plan Approval and provided in RSA 674:39.**

Mr. Bachand stated on March 1, 2017 this application was approved. “Active and substantial” is defined in Condition #1 of that approval as construction and completion of basic infrastructure to support the development (foundation walls and footings, utilities, drainage improvements, and installation of all erosion and sedimentation control measures.) The plans are final and ready to be recorded. They cannot start construction yet. He recommends granting an extension for 24 months – active and substantial. Mr. Olson asked if they need 24 months. Mr. Bachand said he looked back on how the Board has handled these, and the Board has typically granted this length of extension. It is consistent with the RSA. It will be Frenchies Restaurant; second and third stories have one residential unit.

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Mr. Olson asked if this was a temporary parking lot. Not for this site. Mr. Bachand said they are about ready to have a pre-construction meeting.

MOVED by Mr. Emerick to grant a 12-month extension for active and substantial.

SECOND by Mr. Olson.

VOTE: 5 – 0 – 1 (Woolsey)

MOTION PASSED.

- **Rockingham Planning Commission – Recommendations for Reappointment of Commissioners**

Mr. Bachand said we are at the 4-year mark. Mr. McMahon, Mr. Olson, and Ms. Kravitz's terms will expire in April. This Board needs to nominate individuals for another four-year term. The Board of Selectmen will take up the actual appointments. Mr. Bachand noted that he contacted Ms. Kravitz, and she has requested the nomination for another 4-year term.

Mr. McMahon stated he intends to opt out. He would like to have Ms. Carnaby take on the permanent position; she is currently an alternate. He also would like to nominate Barbara Kravitz. Mr. Bachand said we will need votes on these.

Mr. Olson said he will continue to be a part of the Commission. He feels guilty that he does not get there as often as he should. He will try to get there more often.

MOTION by Mr. McMahon to nominate Ann Carnaby.

SECOND by Mr. Emerick.

VOTE: 5 – 0 – 1 (Carnaby)

MOTION PASSED.

MOTION by Ms. Woolsey to nominate Barbara Kravitz.

SECOND by Mr. McMahon.

VOTE: 6 – 0 – 0

MOTION PASSED.

MOTION by Mr. McMahon to nominate Mark Olson.

SECOND by Mr. Emerick.

VOTE: 5 – 0 – 1 (Olson)

MOTION PASSED.

Ms. Woolsey discussed impact fees. The original Article was discussed. Ms. Woolsey noted \$278 Million (=) in building in the Town has occurred. Mr. Welch wrote the Planning Board a letter in September a few years ago. Mr. Emerick does not want to hear this again. Mr. Emerick would like to cancel the impact fee. By Statute, we cannot impose these fees; we need a plan to show the need. If we have to hit developers and individuals up for more - it is a double tax.

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VIII. ADJOURNMENT

MOTION by Mr. Olson to adjourn.

SECOND by Mr. Emerick.

VOTE: 5 – 1 (Woolsey) – 0

MOTION PASSED.

MEETING ADJOURNED: 7:45 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING