

HAMPTON PLANNING BOARD

MINUTES

April 3, 2019 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Alex Loiseau, Clerk
Fran McMahan
Mark Olson
Brendan McNamara, Alternate
James Waddell, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Keith Lessard

I. CALL TO ORDER

Chairman Emerick commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance and introducing the Planning Board members.

Mr. Emerick noted that the applicant for 9 Bradford Avenue wishes to continue to April 17th.

MOVED by Mr. Olson

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. Emerick noted that the applicant for Gentian Road, Meadow Pond and Greene Street requests to be continued to April 17th.

MOVED by Mr. Olson.

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. Emerick noted that the applicant for 23-25 Kentville Terrace requests to be moved to June 5th.

MOVED by Mr. Olson

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

II. ATTENDING TO BE HEARD

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III. NEW PUBLIC HEARINGS

19-012 33 Exeter Road

Map: 143 Lot: 4

Applicant: Jules Johnson

Owner of Record: Julie Beth Johnson a/k/a Jules Johnson

Conditional Use Permit for ADU: Convert existing (detached) barn into one Accessory Dwelling Unit containing 568 s.f.

Ms. Jules Johnson appeared. She has an old existing barn. She wants to convert it into an ADU. The house is about 175 years old. The barn is empty. She is keeping the structure as is. It won't change on the outside. It will be a small, one-bedroom studio (detached).

BOARD

Mr. McMahon said it shows four spaces. There is a total of five per Ms. Johnson. Mr. McMahon asked what the front building is; it may have had goats in it years ago per Ms. Johnson; it's just a shed.

PUBLIC BOARD

Ms. Carnaby asked if it will be rented; it was stated 'no'. Ms. Johnson wants it for her family. Her Mom is in Florida and may stay here in Hampton now and then. Ms. Carnaby asked about the first floor. There's a beam hanging with chains; Ms. Johnson said the beam and chains will come down. Ms. Carnaby asked about the front door. It will be on the side of the building. Barn doors will stay; glass doors will be behind the barn doors.

Mr. Bachand stated the request meets the Regulations. Public Works had general comments on sewer, as well as trash and recycling. These are addressed in the proposed conditions. Ms. Johnson asked about separate electrical. She needs separate electrical. Mr. Olson asked about the foundation. The footprint is not increasing. Mr. Bachand recommends approval along with the conditions in his Memorandum dated April 3rd.

MOTION by Mr. McMahon to approve the Conditional Use Permit for ADU with the conditions in the Town Planner's memorandum dated April 3rd.

SECOND by Mr. Loiseau.

VOTE: 7 – 0 – 0

MOTION PASSED.

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19-013 9 Bradford Avenue

Map: 293 Lot: 157

Applicant: Rollin Durant

Owner of Record: Mary & Rollin Durant, Trustees (RT)

Condominium Conversion: Convert two existing detached dwelling units into condominium form of ownership. Waiver Request: Section V.E. Detailed Plans.

See Above – Continued to April 17, 2019

19-014 Gentian Rd, Meadow Pond Rd & Greene Street

Map: N/A Lot: N/A

Applicant: Aquarion Water Company (c/o Carl McMorran)

Owner of Record: Town of Hampton

Wetlands Permit: Proposal to construct approximately 1,435 linear feet of eight-inch and three-inch water main to replace existing water main within that neighborhood.

See Above – Continued to April 17, 2019

IV. CONTINUED PUBLIC HEARINGS

18-045 23-25 Kentville Terrace (continued from 8/1/18, 09/05/18 & 10/3/18 & 11/7/18 & 02/06/19)

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.

See Above – Continued to June 5, 2019

18-062 313 & 315 Ocean Boulevard & Kentville Terrace – Lot 1 (continued from 3/6/19)

Map: 283 Lots: 1, 2 & 3

Applicant: Green & Company

Owners of Record: Kentville on the Ocean LLC (Lots 1 & 2) and Captain Morgan Inn, Inc. (Lot 3)

Site Plan: Demolish existing building and construct a 36-unit condominium building (32-one bedroom units and 4-two-bedroom units). The residential units will be located above a commercial level that also includes parking under the building.

Mr. Loiseau recused himself.

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Mr. Richard Green and Mr. Michael Green, Green & Co. appeared along with Mr. Foley. Attorney John Bosen, and Joe Coronati, Jones and Beach were present. Mr. Emerick said one issue is the shadow (on the beach). Mr. R. Green apologized for the last meeting. They listened to the feedback. They made changes to the design. They added peaks, sloped roof. The principal architect will speak on details. They did a shadow study. There is also an extensive traffic study. They read the Planner's memorandum. They withdrew the variance request from the ZBA, which was to get additional height.

Mr. R. Green discussed other projects at the beach. This building is the closest thing to a hotel. Mr. M. Green discussed commercial space on the first floor. He discussed similar projects.

Mr. M. Green discussed commercial is an added positive aspect. This may help the beach be multi-seasonal.

A handout dealing with taxes was given to the Board. Revenue was discussed. It's over \$1.4 million annually added to the Town by these projects.

Mr. Michael Green discussed boxy buildings. He discussed lots being boxy.

They discussed the Sea Spray first; the first project. Mr. Green said one-bedroom units are the best for rentals. People rent, go out, shop and spend. Properties are steel and concrete.

A video of the beach was shown. This project will be called the Ocean House. All of the heights are within a few feet of each other. Mr. R. Green said they are locked into the boxy style.

John Tuttle, Principal Architect appeared. He discussed this project is a gateway to the beach. He discussed the guidelines adopted by the Town. The building is 64'11". They put in book-end columns. Roofs are in compliance with New England architecture. They brought the design to the rear of the building. He discussed materials and colors. Detail features were discussed.

Steve Pernaw, Pernaw and Company appeared. He attended the meeting in early March. Two traffic memoranda were offered. One is dated today; he will hand out another Memoranda at the end of the meeting. December 20th was the date of the first Memorandum. Site inspection and measurements were taken. Post development won't be any different per Mr. Pernaw. He discussed the Planner's Memorandum. Site distance evaluation being done during the slower season was discussed; he stated it is true. Site distance does not change by time of day to month or year per Mr. Pernaw. Findings in July would be the same. The January 7th Memorandum was discussed.

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Mr. Pernaw discussed new information, traffic and pedestrians. The former use was a 37-room hotel. A trip generational manual was discussed. This proposal will generate less than half of the traffic. Traffic operations will be slightly better.

Mr. Pernaw talked about the Master Plan – transportation plans and Master Plan update. He said we need the DOT to buy in. The DOT may not like it the other 6 months of the year. The transportation update was discussed; signalization and water and roundabout. Making Highland two-way was discussed. Both options are great per Mr. Pernaw.

Jarred Foley displayed and discussed the shadow study.

Jenna Green discussed a survey to Hampton residents. It was targeted at Hampton residents; 192 were Hampton residents. She discussed the results.

BOARD

Ms. Carnaby said it is a vast improvement and it is appreciated. She asked about people sitting and resting (architect comment). She would love to see more brick area. It is incorporated with hardscaping. She said it looks narrow. They will be about 16” or so. The rear of the building is stairs and elevators.

Ms. Carnaby said the DOT is working on Ocean Boulevard redesign/reconstruction to High Street. Anything that goes in that distance, it should be done with some conversation with not only the DOT, but the HBAC as well. Some Commissioners are here tonight.

Mr. McMahon said the rear elevation looks like the back of a factory. Mr. McMahon discussed windows on the side elevation.

Mr. Waddell thinks the building is an improvement. The intersection is a disaster there. Having an updated Master Plan may help that.

Mr. Emerick has concerns about the back of the building. If it is a gateway to the beach, it just looks like a big wall. The applicant can add windows. Mr. Emerick would like them to participate with the Planning Board and the DOT because it's going to affect tenants or renters getting in and out. If they come out on Highland, they can only go East. That's going to be bumper to bumper. They can turn south on Ocean Blvd. They will be in a mess either way. He wants them to help each other on what to do. He's thinking the (traffic) lights may not be the answer. It was noted summertime is a disaster. It was asked if the Town and State benefit – have we thought everything through was asked by Mr. Emerick. Mr. R. Green will coordinate with the DOT. He will set up a meeting and discuss their thoughts.

Mr. McNamara said the DOT may not care. Mr. Emerick said maybe the Planning Board should have some input. He thinks we should try.

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Mr. McMahon said the HBAC should be included in this as well.

Mr. Olson appreciates the improvements. Architectural look – people on the beach may be the only ones appreciating it. Mr. Olson said there is a pattern of similar style buildings. The stage that the State built; it does have the New England look the Master Plan was seeking. These buildings – 70' was discussed. It is what it is. Tax revenue is great.

Mr. Olson discussed a study on traffic; cars or pedestrians; less impact. Retail on the lower level; people buying sunscreen-30 people going upstairs to their rooms. He doesn't know about calculations. There's a lot there now.

Safe intersection – they got variances for height; one bedroom is fine. Some kind of bump outs – calming – get preferred parking for delivery. Can there be more enhanced spots for people staying there was asked. More space for people. Accommodating people on the side road (area is now just 4' wide) was discussed.

Ms. Carnaby echoes what Mr. Olson said. Ms. Carnaby discussed the monument. If the intersection is reconfigured, there could be a small park. Ms. Carnaby was hoping for maybe chairs and tables.

Mr. Coronati appeared. They can't work with DOT on sidewalks. Mr. Coronati said they could add benches at the front to let people sit out. Ms. Carnaby discussed the role for the HBAC.

Mr. Olson said there can be negotiations to get things done with the DOT.

Mr. Waddell said we should keep negotiating, but don't hold up the applicants because of sidewalks.

Ms. Carnaby asked about underground parking. It is ground level, not underground – it is under the building.

Mr. McMahon asked about service vehicles – plumbers, electricians. There is an open parking lot with no cover.

PUBLIC

Kathy Terry, Laurence Court, appeared. She thinks the quality has improved. Traffic at the beach is horrible. Taking a hotel away – 36 units. People will rent units a week at a time. People park their cars and not drive away until they are done. She thinks it's an improvement to the beach.

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Chuck Rage, 121 Ocean Boulevard appeared. He noted Michael Green came to the HBAC meeting to put on a presentation. That Board was excited about it. He would like to see another hotel built personally. He likes the changes. The back of the building could be worked on.

John McDonough appeared. He discussed spring and summer and handed out pictures of people on the beach. He discussed shade on the beach. Toward the end of the day, people don't care about the sun.

Brian Provencal appeared. Lighting was discussed. Relief, size and parking were discussed.

BOARD

It's an improvement from last month per Mr. McNamara. He appreciates they are willing to work with the Planner's conditions. Ms. Carnaby asked why the building can't be moved back. It was noted they need required parking spaces.

Mr. Bachand discussed improvement. He agrees with the rear or the building. He agrees with collaborating with the DOT. We received a lot of new information this evening. He recommends continuing to May 15th.

Mr. R. Green said the plan is done. He said he can accept conditions to work with the DOT. Adding windows to the tower is not a problem. He can work and get benches for public space.

MOVED by Mr. McMahon to take jurisdiction.

SECOND by Mr. Waddell.

VOTE: 5 – 0 – 1 (Carnaby) (Loiseau recused) MOTION PASSED.

Ms. Carnaby abstained, and stated the Board did not receive information until last Friday. The Board has questions about parking spaces; how one gets in and out. We will have 65 days.

Mr. R. Green asked why continue until May 15th. He asked if they can continue to the next meeting. Mr. Bachand discussed information received recently and he needs to draft conditions based on the information. If the Board wishes to continue for two weeks; that's fine. Ms. Carnaby wants to talk to the HBAC also.

Trim is changed; colors; brick added. Added footprints. Mr. Emerick said the Board does not have a problem with the project. It's just the intersection and the DOT. He wants one more bite of the apple. He's fine with the project. Ms. Carnaby said the HBAC should be part of that. Mr. Waddell doesn't think there will be a change with sidewalk issues.

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Mr. Olson said maybe the new improvements, items they are proposing, should be addressed. Mr. Olson said we should try to get what we deserve. The health and welfare of this community should matter. It has to be worth a couple of phone calls to get something out of this. Mr. Olson wants for people who live here to not live in a squalor. He wants another bite at the apple also. He noted the majority of people come in at that location. Mr. M. Green asked how much the Planning Board works with the State.

Mr. Olson wants to know why there are no results. Mr. R. Green will make an appointment with **the DOT and HBAC. Mr. M. Green said other Towns do not have luck with the State also. Green & Co will work with the State.**

Mr. Waddell discussed sidewalks on 1A.

Mr. Olson wants to see if it's in complete conflict with the Master Plan. **He wants a condition on approval for them to sit down with the DOT.**

Attorney Bosen said the engineers report takes into consideration the DOT with regard to Highland Avenue. It's budgeted at \$1.2 million. Mr. Emerick wants to see if it can improve Green & Co.'s situation.

Mr. Emerick wants to continue to May 1st with the understanding to improve the street situation for the Town and the applicant.

Mr. McMahon asked about the transformer at the back of the property. Noise for abutters was asked about. Mr. Coronati said there could be some hum noise.

The retaining wall was discussed. Pre-cast concrete. Height is about 3'.

Mr. McMahon asked about Kentville Terrace; it is a private street. Who has what rights was asked. Halfway down is gated. The Town Attorney took a look at it also. Mr. Coronati said there are 20 residents (20 Lots). They have a share in the road. They are allowed to upgrade the road. They will widen the road to the full 20' width; repaving. They can go only as far as they own.

Mr. McMahon asked about trucking snow off site. Mr. Waddell discussed trash. It's commercial and residential.

MOTION by Mr. McMahon to continue the application to May 1st.

SECOND by Mr. Waddell.

VOTE: 6 – 0 – 0 (Loiseau recused)

MOTION PASSED.

It was noted the Applicant will work Mr. Bachand.

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V. CONSIDERATION OF MINUTES of March 20, 2019

MOVED by Mr. Olson to approve and accept the March 20th Minutes.

SECOND by Mr. Loiseau.

VOTE: 6 – 0 – 1 (McNamara)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **Coastal Scene Condominium (M. Vaillancourt) – Wetlands Permit Extension – 591 Ocean Boulevard**

Mr. Bachand discussed this was approved on December 6, 2017. Work has not started yet. It won't be done before the 2 year approval expires. Mr. Bachand said there is no issue with Conservation Commission if the approval is extended to December 6, 2021.

MOVED by Mr. Olson.

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

- **653 & 663 Exeter Road - Request for extension of “active and substantial”, as defined in Condition #1 of the May 3, 2017 Subdivision Approval and provided in RSA 674:39.**

Mr. Bachand said this subdivision application was approved on May 3, 2017. All conditions have been met for recording purposes. The plans were recorded. The only issue is with time; the 2 years is up on May 3rd, and the applicant will not have been able to achieve active and substantial. Roadwork and utilities need to be taken care of. He stated he sees no problem with granting a 12-month extension.

MOVED by Mr. Olson.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

- **Rockingham Planning Commission – 2019 Membership Dues**

Mr. Bachand said RPC dues are due in the amount of \$12,567.00. We need to submit the invoice. We use their services for many purposes for the Town of Hampton and he named several.

MOTION by Ms. Carnaby to pay the 2019 dues.

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

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- **Town of Hampton Master Plan Update**

Mr. Bachand discussed a handout pertaining to the Master Plan. He discussed forming a Steering Committee. The Committee would be for brainstorming and momentum building to start, then moving forward to get the Master Plan finalized. It is in the outline. Members and residents of Hampton would be included. We want this to be a public process. If an appointed member can't make it, any Board member could attend in his or her place. Mr. Bachand discussed the punch list from his handout.

Mr. Bachand spoke with Tim Roache (RPC). Publicinput.com was discussed. It's not part of the dues. The bulk of questions would need to be prepared by the newly-formed Steering Committee. The RPC could help with general tasks. A member from the RPC could attend a future Planning Board meeting to discuss more of this.

Ms. Carnaby said maybe a smaller starter group; as we talk about schools, bring someone in from each of the three schools. Start with business, then get business owners later. Stakeholders to each would participate. Special interest groups would be formed.

Mr. Loiseau discussed a vision committee at the beach. Mr. Bachand said it could be handled as two separate items. A timeline was discussed. Mr. Emerick said for Mr. Bachand to start with a smaller group; to get arms around it. Rather than getting a meeting together with 20 people at this time.

Mr. McMahon said we need a strategy to get money since we did not get money this past time around.

Mr. McNamara said some people will tell other people. Using social media, telling teachers. We should get a better vote at the polls next year.

VIII. ADJOURNMENT

MOTION by Mr. Olson to adjourn.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:25 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING