

HAMPTON CONSERVATION COMMISSION

April 22, 1991

Members Present : Stephen Joyce, Chairman  
A. Reid Bunker, Jr. Vice-Chairman  
Vivianne Marcotte  
Peter Tilton, Jr.  
Alberta True  
Alternate Dave Weber

The Chairman called the meeting to order at 7:05 p.m. He said that Peg Lawrence retired from the commission, so Mrs. Marcotte would become a regular member.

Ed S. James Rush, 226 Island Path. - Mr. Rush said he wanted to raise his shed, putting a block foundation under it. He said he wanted it 2 blocks high. If they find the building, which was built before 1945 to be rotted, they want to put a 12' x 16' shed there. He said they'd like it to be 1 foot smaller each way than the present shed. It will have no electricity, water or sewage.

Mr. Joyce said it appears to be fairly graded on 3 sides. There's standing water on the back side. It's basically at the high water mark for the most part.

Mr. Rush said there's no where else to put the shed, since the lots are only 50' x 50'. The lawn is in front and if it were placed in back, it would be on top of the septic tank.

Mr. Joyce said his only concern is that several people have come in with existing structures with pilings wanting to do the same thing. In one case, the commission recommended that they replace the pilings, but in another case, they recommended that they didn't. This case is a little different, but for continuity, the building should be on pilings as opposed to being filled with gravel and having concrete poured down. He said the impact would be minimal & it would definitely be an improvement. Mr. Bunker said he has no objections to pilings. He said he also wouldn't want to see the area filled, or have a cement floor.

Mr. Tilton said they can put it as high up on pilings as they want to. Mr. Rush said they wanted to get away from pilings, stating that a cement foundation would be much sturdier. Mr. Tilton said restaurants and other kinds of buildings are on pilings, since they're quite sturdy.

Mr. Rush said the expense of putting piles down until they hit something solid would be astronomical. He asked if they could use cement pilings, like a house on Glade Path has.

Mr. Tilton said he would say they could use cement pilings. Mr. Rush said if the only way to get permission is to put it on cement pilings, that's what they'll do.

Mr. James Rush said they're trying to make it decent. His son asked if they could take the building down. Mr. Tilton said they could, as long as the size of the new building isn't larger.

Mr. Bunker moved for the commission to not oppose the replacement of cement pilings and either to repair or the replacement of the utility shed at 226 Island Path. Mr. Tilton seconded the motion, which passed unanimously.

Nature Conservancy Report - Kathy Doyle was present to pass out sheets on the Hampton Registry status. There are 22 total tracts, some of which have condominiums on them. She said she has identified all landowners and contacted them by letter. Kathleen Battcock, and Nancy Coes agreed to register their land. Dorothy Cummings potentially might register her land. Eva Guyon, whose property is near the Wave Motel, bought the property to

build on. She didn't build at the time, and now is no longer allowed to build on it. Mrs. Doyle said she was angry and would not register the land. James LeBlance, Wave Motel owner, wants to donate the back portion of his land that abuts the commission's property. The White Gables Cabin, owner, who has the main property with cabins behind it, was very receptive. David Cargill, who lives next to White Gables, said no. Mrs. Doyle said she was unable to get in touch with Joseph Reardon and Donald McCarthy. Seabreeze Condominiums are forwarding Mrs. Doyle's letter to the President of their condominium association. Share&Dev, Corp, had a non-listed number.

Mrs. Doyle said she would like to see more Hampton properties registered. It's difficult because there are so many condominiums, she said. In Rye & Portsmouth, about 50% of property owners contacted registered, but it's easier there because most of the landowners live there year-round. The hard part of dealing with condominiums is getting in touch with the association president, but she said she would continue to pursue them. She said Dorothy Moreau was another potential landowner to register, but she's been unable to reach her since the initial phone call.

Mr. Bunker suggested calling Chris Congdon, who developed Island View. Mrs. Doyle asked about the possibility of the Town registering property with the Conservancy. The commission members said they had no objections. Mrs. Doyle said the agreement is that if the landowner were ever to do anything with the property, they should notify the conservancy first because the conservancy may want to purchase it.

PLS Development, lot #5- The application was for a Special Permit for a driveway for access to a house lot that otherwise meets all requirements. Mr. Bunker said he's not in favor of the road across the wetland. Mr. Joyce said if they had a hardship and a substantial piece of dry land, he might go along with it, but they don't. Mr. Bunker said they're looking at the proposal with many questions. Mr. Joyce said they're going by what they see at face value. The commission members could go to the Planning Board meeting to express their concerns. Mr. Tilton said from what is seen, there's too much wetland. Mr. Tilton moved that the commission is opposed to the application for a special permit for a driveway for an access to a house because it appears there's too much wetland area affected to justify access to a small, dry parcel. Mr. Bunker seconded the motion, which passed unanimously.

Blacksmith Shop - Leston Perkins requested to remove his belongings from the blacksmith shop on his former property. Arthur Moody suggested selling the surplus goods at a Town auction. Mr. Joyce said his view is that when a property is sold, the seller takes most of his personal belongings with him. The consensus was that Mr. Perkins could take his belongings out of the shop.

March 25 minutes- Mr. Bunker moved to accept the March 25, 1991 minutes. Mr. Weber seconded the motion, which passed unanimously.

Commission Membership - Alberta True was re-appointed to the commission. The Chairman said if anyone has an idea for an alternate, they can suggest it to the commission. Mr. Bunker suggested the two youngsters who attended conservation camp last summer.

Out-of-Town Residency- Mr. Joyce said there was concern expressed about a non-Town resident (Mr. Bunker) voting on money matters. He said he wouldn't want to lose Mr. Bunker's input. Mr. Bunker said he wanted to remain on the commission, but probably shouldn't be vice-chairman anymore. Mr. Tilton said he was approached by John Walker about being an alternate to the Planning

Board. The commission said that would be a good liason between Boards.

North Hampton Meeting - Mrs. Marcotte attended the meeting regarding the well and HWW. She said the next meeting would be April 25. Hampton would be represented by Mary Louise Woolsey and North Hampton and Rye would also be represented.

Meeting Day - The Chairman said the commission will go back to meeting on the 4th Tuesday of the month. The next meeting will be held May 28.

Wetlands Mitigation Seminar - Mr. Bunker & Mr. Tilton said they'd attend the seminar on May 9.

Adjournment - The meeting was adjourned at 8:45 p.m.

Maureen Cummings  
Secretary