

CONSERVATION COMMISSION PUBLIC HEARING

February 26, 2008

FINAL

The meeting was called to order at 7:00 p.m. by Ellen Goethel, Chairperson, at the Hampton Town Office Meeting Room. Present were Commission Members Jay Diener, Dr. Ralph Falk, Daniel Gangai, Nathan Page, Sharon Raymond and Peter Tilton Jr. Alternate Barbara Renaud and Steve Scaturro, Conservation Coordinator, were also in attendance. There was no representation from the Planning Board.

The site walk was held on Saturday, February 23, 2008, meeting at the Town Hall Parking Lot at 9:00 a.m.

- A. 165 Island Path
- B. 1026 Ocean Blvd
- C. 1048 Ocean Blvd
- D. 76 Kings Highway
- E. 431 & 435 Ocean Blvd

The Minutes of January 29, 2008 will be reviewed at the March 25, 2008 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 165 Island Path

This application is for a restoration plan and new construction. Joe Coronati from Jones & Beach Engineers presented a revised plan with less pavers and much less sealed surface than the original or second plan. After a discussion, Mr. Tilton motioned to not oppose the plans marked Revision 2 dated January 30, 2008 with the usual stipulations to include conservation markers. Mr. Gangai seconded the motion. All were in favor.

- B. 1048 Ocean Blvd

This DES Minimum Impact Expedited Application is to demolish existing dwelling and construct a new dwelling. After the discussion about whether the proposed pavers were pervious or impervious, the applicant asked the Commission to table the application until our March 25, 2008 meeting. At which time they will have answers to the Commission's questions.

- C. 1026 Ocean Blvd

This DES Standard Dredge & Fill application is to demolish the existing building and construct a new dwelling. Joe Coronati from Jones & Beach Engineers presented the plan. There was discussion about the missing numbers for square footage of existing impact and proposed impact within the 100 foot buffer. After the discussion, Mr. Tilton motioned to not oppose the project as proposed with the usual stipulations. Mr. Diener seconded the motion. More discussion ensued. Mr. Gangai motioned to amend the motion to include the stipulation that the impervious patio area within the 100 foot buffer be constructed of permeable material. This motion was seconded by Mr. Page. All were in favor. Mr. Diener motioned to amend the amended motion to include the addition of permanent lot line markers at the corners of the property in the seawall to delineate clearly where Town owned land begins. This was seconded by Ms. Raymond. All were in favor. Mrs. Goethel called for a vote on the main motion as amended. All were in favor.

CONSERVATION COMMISSION PUBLIC HEARING

February 26, 2008

Page 2

SPECIAL PERMITS

A. 165 Island Path

Restoration plan and new construction. Mr. Tilton motioned to recommend the approval of the Special Permit Application for the project (Revision 2 dated January 30, 2009) to include the usual stipulations. This was seconded by Ms. Raymond. All were in favor.

B. 76 Kings Highway

Randy Radkay with updated plan for construction of 6 (16 x 16) condominium tourist cabins. Mr. Radkay spoke on the history of this project and changes to the original plan. The existing encroachment onto the 50 wetlands conservation district is 355 sq ft. The proposed encroachment is 232 sq. ft. In addition he will add plantings along the south side of the property. After much discussion the applicant offered to include within the deed that there would be no vehicles allowed within the 50 ft. buffer area with the exception of lawn mowers (for the purpose of mowing not, not to be stored). Mr. Page motioned to recommend that the Planning Board approve the project, revision dated February 19, 2008, to include all of the previous stipulations which are applicable. This was seconded by Dr. Falk. All were in favor.

C. 431 & 435 Ocean Blvd

This Special Permit is to demolish the existing motel and single family house and construct a 23 unit condominium with onsite parking and amenities. Joe Coronati from Jones & Beach Engineers presented the plan to remove the single family residence and motel and restore the back piece to transition and marsh. The entire project will decrease sealed surface and the parking area will be gravel pave. Mr. Diener motioned to recommend the Planning Board approval of plan dated February 12, 2009 with the usual stipulations and the addition of Conservation markers along the back of the property. This was seconded by Ms. Raymond. All were in favor.

D. 1048 Ocean Blvd.

Demolish existing dwelling and construct a new dwelling. Applicant asked the Commission to table the application until the March 25, 2008 Conservation Meeting. At which time they will have answers to the Commission's questions.

APPOINTMENTS

A. Mr. Dave Gleason addressed the Commission with questions on a project for 65 Lafayette Rd. He discussed demolishing the old restaurant and construction of a set of storage units. The Commission advised that they might look favorably on the use of the site asking that the applicant look into placing some vegetation on site to take care of filtration of runoff before running into the marsh.

CONSERVATION COMMISSION PUBLIC HEARING

February 26, 2008

Page 3

APPOINTMENTS (Cont)

B. Ms. Ann Carnaby from the Energy Committee asked that the Conservation Commission write a letter of support for them to the Rockingham County Conservation District for a phase one study by the EPA for uses for the closed landfill. Mr. Tilton motioned to have the Mrs. Goethel write a letter of support. This was seconded by Mr. Page. All were in favor.

OLD BUSINESS

A. The Commission discussed the Selectmens' management agreement for the Munsey Drive land including part of Ice Pond. After much discussion Mr. Page motioned that the Commission not sign the agreement at this time. If the Selectmen want the Conservation Commission to manage this piece of Ice Pond with the rest of the Ice Pond property, than the Commission would ask them to declare it Conservation Land and at that time the Commission will take over responsibility for its management. This was seconded by Dr. Falk. All were in favor.

NEW BUSINESS

A. The Conservation Coordinator would like to request the Conservation Commission's permission to open a soil test pit in the Whites Lane area for a soil demonstration for the Cub Scouts.

B. Discussion possibility of purchasing land from DOT.

CONSERVATION COORDINATOR UPDATE

A. Mr. Scaturro asked for suggestions for discussions.

B. Mr. Scaturro discussed the potential to open talks with the Hampton Recreation Department about joint land purchases for both recreational and conservation use. He would like to have feedback on this.

The next regular monthly Conservation Commission Public Hearing will be held on Tuesday, March 25, 2008 at 7:00 p.m. meeting in the Town Office Meeting Room. The next site walk will be held on Saturday, Mach 22, 2008 meeting at the Town Office Parking Lot at 9:00 a.m.

Mr. Diener motioned to adjourn at 10:05 p.m., seconded by Mr. Tilton. All were in favor.

Respectfully submitted,



Sue Launi  
Secretary