

CONSERVATION COMMISSION PUBLIC HEARING

October 28, 2008

FINAL

The meeting was called to order at 7:02 p.m. by Acting Chairperson Nathan Page at the Hampton Town Office Meeting Room. Present were Commission Members Jay Diener, Peter Tilton Jr. and Barbara Renaud. Rayann Richard, Conservation Commission Coordinator was present. Commissioners absent were Dr. Ralph Falk, Ellen Goethel and Sharon Raymond. Alternate absent was Steve Scaturro. Tom Higgins represented the Planning Board.

The site walk was held on Monday, August 25, 2008 meeting at the Town Hall Parking Lot at 6:15 p.m.

- A. 108 Glade Path
- B. 550 Winnacunnet Rd.
- C. 140 Kings Highway
- D. 6 Mill Pond
- E. Ice Pond
- F. 22-24 Manchester St.
- G. 28 Beach Plum Way
- H. 1072 Ocean Blvd.
- I. Hemlock Haven

The Minutes of September 23, 2008 and the October 28, 2008 will be reviewed at the November 25, 2008 meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 1026 Ocean Blvd.
John C. Thibault

This application is for the removal of the existing seawall and replacing it with a new seawall as shown on the plans. The work will be within the 50' buffer and along the beach in order to repair the existing rock slopes. The new wall should prevent erosion and provide greater flood protection. Protection measures will be taken to prevent any erosion from materials outside of the staging area. The re-building of the seawall will prevent a future potential collapse of the current stonewall from years of erosion. After a brief discussion, Mr. Tilton motioned to not oppose the granting of a wetlands permit for the reconstruction of the seawall at 1026 Ocean Blvd. Hampton as per the plan submitted at the October 28, 2008 meeting with the following stipulations: (1) design of the seawall stairs must meet the acceptable standards of the Hampton Board of Selectmen and Planning Board; (2) construction of the seawall can only occur after September 15th and before Memorial Day; (3) portion of the land above the seawall that is owned by the Town of Hampton must be restored and/or maintained in its natural state; (4) seawall design must include two permanent features for distinguishing the property owner's lot line from their neighbors; and (5) the Commission must be notified prior to start and at the end of the construction. Mr. Diener seconded the motion. All were in favor.

- B. 24 Manchester St.
Barbara & Thomas Kenny

This application is for the construction of an 8.2' x 13.7' addition and 4.7' x 10' deck with stairs and removal of stairs within the buffer. After a brief discussion, Ms. Renaud motioned to not oppose the granting of a wetlands permit for the removal of the paved driveway, patio and grill area, and back stairs and the construction of an addition and deck with stairs as per the plan submitted at the October 28, 2008

CONSERVATION COMMISSION PUBLIC HEARING

October 28, 2008

Page 2

NH WETLAND BUREAU APPLICATIONS (Cont)

B. 24 Manchester St. (cont.)

remain permeable with the addition of plantings or curbing to visibly limit parking to a single 20' deep parking spot.; and (2) the Commission be notified at the start and finish of the construction. Mr. Tilton seconded the motion. All were in favor.

SPECIAL PERMITS

A. 1026 Ocean Blvd.

This Special Permit is for the removal and rebuilding of current seawall. Mr. Tilton motioned to recommend the granting of a Special Permit for work within the Town Wetlands Conservation District to reconstruct the seawall as per the plan dated January 17, 2008 and initialed by the Vice Chairperson with the following stipulations: (1) design of the seawall must meet the acceptable standards of the Hampton Board of Selectmen and Planning Board; (2) construction of the seawall can only occur after September 15th and before Memorial Day; (3) vehicles and equipment cannot be parked on Town property that is sand dune; (4) portion of the land above the seawall that is owned by the Town of Hampton must be restored and/or maintained in its natural state; (5) seawall design must include two permanent features for distinguishing the property owner's lot line from their neighbors; and (6) the Commission be notified at start and finish of the construction. Ms. Renaud seconded the motion. All were in favor.

B. 24 Manchester St

This Special Permit is for the construction of an 8.2' x 13.7' addition and 4.7' x 10' deck and stairs, and removal of stairs within the buffer. Mr. Tilton motioned to recommend the granting of a Special Permit for work within the Town Wetlands Conservation District to remove a paved driveway, patio and grill area, and back stairs and the construction of an addition and deck with stairs as per plan dated October 14, 2008 and initialed by the Vice Chairperson with the following stipulations: (1) parking area on the marsh side of the property should remain permeable with the addition of plantings or curbing to visibly limit parking to a single 20' deep parking spot. The current configuration could allow up to four cars to park adjacent to the marsh. Mr. Diener seconded the motion. All were in favor.

C. 213 Island Path

Pamela Rush

Paul Powell addressed the Commission. The intent of this application is to build a 20' x 20' garage attached to the existing house to extend an area of the house out 8' between two sections of the existing house and remove 431 sq ft of impervious surfaces. After a brief discussion it was agreed to continue their application to the November 24, 2008 meeting in order for the Town Special Permit and State Permits to be evaluated at the same time. Mr. Tilton motioned to continue, seconded by Mr. Diener. All were in favor.

SPECIAL PERMITS (Cont)

- D. 28 Taylor River Estates
Richard & Angelia Drake

This Special Permit is for the construction of an 8' x 16' deck within the 50 ft buffer. The Commission met with the Applicants and it was agreed to continue their application to the November 24, 2008 meeting in order for the Town Special Permit and State Permits to be evaluated at the same time. Ms. Renaud motioned to continue, seconded by Mr. Tilton. All were in favor.

APPOINTMENTS

- A. 35 Brown Ave.
Frank Gelsomini

This was cancelled.

PLANNING BOARD ACTIONS - SEPTEMBER DECISIONS

- A. 431-435 Ocean Blvd.

Demolish Riviera Motel and residential buildings. Construct 23-unit condominium with on-site parking and amenities. Approved with conditions listed in Conservation Commission letter 2/27/08 and Planning Board stipulations (9/24/08).

- B. 1048 Ocean Blvd

Remove existing dwelling and larger concrete foundation that supports the decking to construct a new dwelling. Continued to June 3, 2009.

- C. 321 Lafayette Rd

Construct Pharmacy and attached retail space. Continued to October 1, 2008.

- D. 140 Kings Highway

Rebuild existing foundation and raise building, front stairs, and deck 2'. Approved 10/01/08.

- E. 124 Kings Highway

Removal of in-ground pool, fence and cabana. Approved 10/01-08.

ZONING BOARD ACTIONS - SEPTEMBER DECISION

A. 47 Ocean Blvd.

Relief from Articles 4.1.1 and 4.5.2 for (2) air conditioners and a 4 x 12 deck platform and steps.
Approved.

B. 6 James St.

Relief from Article 4.5.2 to construct an 8x 11 room with small deck to rear. Approved.

C. 1026 Ocean Blvd.

Repair and rebuild an existing seawall. Administratively incomplete.

D. 515 Winnacunnet Rd #7

Demolish existing structure, build new same footprint, removal of patio. Approved. (Expires 10-4-2013)

E. 17 Morningside Drive

Raise existing cottage and remove cracked foundation and replace with new impacting 1600 sq ft within tidal buffer. Administratively incomplete.

F. 140 Kings Highway

Rebuild existing foundation and raise existing building, front stairs and deck. Administratively complete.

OLD BUSINESS

NEW BUSINESS

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, November 24, 2008 at 7:00 p.m. meeting in the Town Office Meeting Room. The next site walk will be announced and will meet at the Town Office Parking Lot.

Mr. Diener motioned to adjourn at 9:05 p.m. seconded by Ms. Renaud. All were in favor.

Respectfully submitted,



Sue Launi
Secretary