

HAMPTON CONSERVATION COMMISSION  
Minutes of Meeting  
May 28, 1987

Amended Copy, 6-2-87

In Attendance: Peter Tilton, Jr.  
Irene Palmer  
Margaret Lawrence  
William Barkley  
Nelson Grant  
James Clifford

Also: Richard Millette, Nicholas Milley, Frank Morrison,  
Mike Servetas and Jay Thompson

The meeting was called to order at 7:00 p.m.

The minutes of the previous meeting on May 5, 1987 were accepted as presented.

Mr. Millette came forward representing Hampton Venture Associates regarding the proposed plan for the Woodman Farm which is divided into two applications.

1) An application with the State Wetlands Board for the construction of two ponds at the project site. Plantings for erosion control and marsh vegetation zones were discussed along with swales, 50-year storm design, culverts to control the drainage flow, and a bond required by the Town. Fencing requirements were questioned and it had been determined the ordinance specifically refers to swimming pools making the ponds exempt. Maintenance of pond depth was also addressed along with filling two small excavation areas presently on the site.

2) A special permit application was also presented for a use not otherwise permitted to allow encroachment into the 50' buffer. Mr. Barkley spoke of the balancing effects of the trade-off and encroaching into the poorly drained soils created much discussion. A letter from Dr. Richardson of the State Wetlands Board was reviewed which indicated his review and support with approval subject to various recommendations which were outlined in the letter.

After much discussion on these subjects the Commission was ready to make its recommendations:

Subject 1, the Dredge and Fill Permit - On a motion made by Mrs. Palmer and seconded by Mrs. Lawrence, the Hampton Conservation Commission will not oppose the filling of two small excavation areas and the dredging for the two ponds on the Woodman Farm according to the recommendations of Dr. Richardson. The vote was unanimous.

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Subject 2 - Special Permit Application, The seven-points outlining the spirit of the wetlands ordinance were carefully reviewed with no detrimental comments. On a motion made by Mr. Barkley and seconded by Mr. Grant, the Hampton Conservation Commission does not oppose construction in the 50' buffer zone because the benefits of the related pond construction outweigh the disadvantages incidental to the encroachment as presented to the Commission on Plan S-10, dated April 13, 1987 by Richard P. Millette Associates. This is conditional to the creation of a wildlife-vegetation buffer. Second Condition: Maintenance of the ponds will be the responsibility of the condominium association. The vote was unanimous.

The next order of business was a presentation by Mike Servetas of Seacoast Engineering representing Daybreak Development Company for a nine-lot subdivision at Old Fifield and Woodland Roads. Discussion centered around two areas at the site concerning fill of a wetlands area and drainage, outlined on the plan as Lots 1, 3 and 4. Plans for a drainage culvert affect Lots 3 and 4 and fill is requested at Lot 1. Mrs. Palmer expressed concerns regarding this application. After much discussion by the members of the Commission, a motion was made by Mrs. Palmer and seconded by Mr. Clifford; The Hampton Conservation Commission is opposed to fill on Lot 1 within the "500" soils and would like to see redesign of drainage on Lot 4 so that there would be a minimum of fill for the drainage easement according to the 50-scale map dated April 20, 1987 by Seacoast Engineering. The motion carried with a vote of three abstains and three affirmatives.

Mr. Morrison represented the Town in a review of the proposed expansion of the Public Works Garage. He explained the project and presented plans regarding the building and drainage systems. The Commission will be kept up to date on this project.

The Commission was advised of construction in the Huckleberry Lane area for what appeared to be an underground utility line and this will be investigated further by the Chairman.

Mr. Millette representing John Kostandin of the Lobster Trap Restaurant made a presentation regarding the removal of the present building known as the Lobster Trap Restaurant in the "Rocky Bend" area on Ocean Boulevard and the construction of a new three-story hotel with parking under. Protection of the adjoining wetlands area was discussed and the Planning Board had asked for the Conservation Commission's input.

Due to the length of the agenda for this meeting, review of other business and applications has been deferred to Tuesday, June 2. The meeting was adjourned at 10:00 p.m.

HAMPTON CONSERVATION COMMISSION

Peter E. Tilton, Jr. - Chairman