

HAMPTON CONSERVATION COMMISSION
Minutes Of Meeting
November 24, 1987

In Attendance: Peter E. Tilton, Jr.
Claire Dumaine
Margaret Lawrence
Irene Palmer
Nelson Grant
Stephen Joyce

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

Stephen Joyce was introduced to the Commission as its newest member. Sheila Young was also introduced as an Alternate Member whose term becomes effective January 1, 1988.

The minutes of the previous meeting on October 27, 1987 were accepted as presented.

Jeff Clifford from the firm of G & Underwood came before the meeting to explain the maps his company had produced for the Town. Due to lack of funding, the maps only cover the beach wetlands areas. Mr. Clifford will prepare an estimate for completing the project. It was suggested by the members that the Chairman meet with the Building Inspector and recommend that any proposed construction within 100' of a noted wetlands area be subject to and require an on-site review.

Salt River Associates: John Dabney and Dave Forman were present to review their condominium project near the corner of Cusak and North Shore Roads, across from Ocean Willows. For informational purposes, this site plan was presented for the members' review as it involves the Yameen property. None of the proposed construction enters the wetlands and it is possible the wetland areas will be turned over to the Rockingham County Conservation District.

Hampton Pines (Chris Spirou, Barry Keith, and Marty Lomasney): Mr. Lomasney presented the principal's plan for an eleven lot sub-division off Landing Road. The property borders a wetlands area which has been defined by both State and Town standards. The plan proposes single family homes on the seventeen acre site which will include town water and sewer access. The original Application for Special Permit is amended to request approval on four lots which enter the Town's wetlands definition, but not the State's. Lots 4, 5, 7, 9, and 11 are in question and the principal is abandoning use of Lot 7. Maps and site plans were presented for the members review and discussion ensued. On a motion made by Mrs. Palmer and seconded by Mrs. Lawrence, The Hampton Conservation Commission will not oppose the issuance of a Special Permit for Hampton Pines on Lots 4, 5, 9, and 11 on the Plan dated September 1987 with no revisions recorded and also contingent on the use of Town Water and Sewer Services.

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(Hampton Pines) The developer has also proposed the following provisional conditions:

1. Clearing of the lots will be limited to 6,000 square feet per lot.
2. Lot 7 and other wetland areas will be given to the Conservation District.

The vote was 5-0-0.

Rock Harbor Inn (MFC-JSK): A request for reclassification of a wetlands boundary near Fuller Acres was presented for the Commission's consideration by Duane Himes of CDEC. The plan for the construction of a parking lot was reviewed and the members were advised the site has also been reviewed by Bob Prokop of the Coastal Office. After much discussion, a motion was made by Mr. Grant and seconded by Mr. Joyce, that the wetlands boundary per SMO 46 on Map 6105-1-8 at the Hampton Town Hall be revised to the line shown on Sheet 2 of 5, Revision 2, dated November 18, 1987, Job 208, Revised per New Hampshire Wetlands Board prepared for MFC-JSK Property Investments by CDEC.

The vote was 5-0-0.

Other Business:

The Chairman presented a plan by Arluwade, Inc. for a sub-division off of Exeter Road on property presently known as Deborah and Wayne Bryer's estate. A Dredge and Fill Application for road construction was received with the plan as the site does enter wetland areas. The presentation was for informational purposes at this time..

The Chairman brought the members up to date on previous business and stated the permit for the plan at Lomazzo's site had been approved as well as the Oaks of Hampton. It was also mentioned the Peloquin and Plack matters had reached the prosecution stage with fines and orders for removal of fill. The members were also informed the Bronislawa Moore application had been approved by the Zoning Board but approval by the State was still necessary for a Dredge and Fill Permit.

There being no further business to come before the Commission, the meeting was adjourned at 10:05 p.m.

HAMPTON CONSERVATION COMMISSION

Peter E. Tilton, Jr. - Chairman