

HAMPTON CONSERVATION COMMISSION
Minutes of Meeting
August 23, 1988

In Attendance: Stephen Joyce, chairman
Peter Tilton, Jr.
Claire Dumaine
Irene Palmer

The meeting was called to order at 7:05 p.m.

The minutes of July 26 were read and accepted after corrections. Mr. Tilton moved to accept them and Mrs. Dumaine seconded.

Mr. Joyce presented two building checklists for the board to review.

H & K Associates The first checklist was for the H & K proposal at 314 Lafayette Road. The proposal is to combine 2 lots into 1 lot. Two new dwellings are to be built. One is a 2-family dwelling and the other a 3-family dwelling. The necessary relief was granted by the ZBA for setbacks, buffer and working in the wetlands buffer area.

Mr. Tilton said the town needs an article in the ballot for the conservation commission to have control of the wetlands buffer area. He moved for the chairman to sign off the H & K Associate plan to show it's being reviewed. Mrs. Palmer seconded. The vote was 4-0-0 in favor of the motion.

Meadow Pond Farm, Inc., 39 Esker Road The second checklist reviewed was for the proposal to combine 3 lots into 1, and then subdivide into 12 lots for the construction of one and two family dwellings. A new roadway is proposed as well as the needed utilities:

Mr. Tilton said 500 soil exists in one section of the site. Lot 12 is an unbuildable lot & there's 38 acres of wetland on the site. A proposed pond will probably be used for the runoff, said Mr. Tilton. The development is proposed to have town sewage.

Mrs. Palmer moved for the chairman to sign off the Meadow Pond Farm, Inc. plan to show it has been reviewed. Mr. Tilton seconded and the vote was 4-0-0 in favor.

Business Meeting

Mr. Tilton mentioned that the Department of Environmental Services will be giving localities more power to enforce water & sewage treatment plant laws.

Mr. Joyce read a letter requesting the commission to check whether the property at the end of Fuller Acres near the parking lot is a public right of way and whether it gives access to the marsh. Mr. Tilton said Phil Richards checked on the land a month ago, and it is a public right of way. He said the marsh is not necessarily public land, however.

Mr. Joyce pointed out that at the last town meeting, there was an article regarding the property at the end of Island Path. He said someone wanted the town to sell it to them. Mr. Joyce said if the land is owned by the town, the commission should look into keeping it useful to the town. Mr. Tilton suggested having Rita Richard pull out a tax map of the area in the town office.

A discussion followed about how the harbor's resources are under stringent use. If the land is usable, and is definitely wetland, Mr. Joyce said it could be used as a short walk to the landing and/or for parking. Nearby residents don't have access because there's no available parking. He said the proposal will meet with much opposition from neighbors, since there has already been much activity from jet skiers, etc. in the area.

Mr. Tilton questioned whether there would be any interest in investigating town uses for the parcel west of Tide Mill Bridge, as well. He brought up the possibility of putting in a public boat launch there. The town property would have an egress to Route 51.

Mr. Joyce said he and Mr. Tilton will individually investigate the two above parcels, and then get together to write a letter to the land owner asking him to come to a commission meeting to talk about the proposal. The chairman said that water activities are growing so much in New Hampshire that state facilities are overburdened. It's no fun to drive to Hampton Beach anymore because of the congestion, for example.

The Windjammer Hotel, Ocean Boulevard The commission review the application to fill 2000 sf of wetland vegetation to provide expansion to the hotel. The proposal is to fill in the vegetation while maintaining a buffer between the parking and wetland areas. Mr. Tilton said that according to ordinance, not only soil, but vegetation is considered in determining wetlands. He said the applicants are proposing to stay 10 feet away from any soil edge without asking the commission whether they consider it wetland. Mr. Joyce said no soil sample is shown. The commission would not act on the proposal until further information is given. Mr. Tilton said the commission would have to request an extension on the application and the commission could make an on-site decision about the proposal, as long as it's posted and at least 4 commission members are present.

Mr. Tilton said he'd like to coordinate with Frank Richardson to see what the state says about wetland in the proposal rather than having it second-hand from the applicant. Mrs. Palmer suggested the commission try to have Mr. Richardson present at the site when the decision is made.

In other business, Mrs. Palmer mentioned that Tim McClare was suggested as an alternate during the July meeting. Mr. Tilton moved for the chairman to write a letter to selectmen suggesting that McClare be appointed to replace A. Reid Bunker, who is now a conservation commission member. Mrs. Dumaine seconded and the vote was 4-0-0 in favor.

Mr. Tilton then made the suggestion that if a commission member can't attend a meeting, he or she should call an alternate. Commission alternates also said they'd attend the meetings. Mr. Joyce said he's working on a phone list. He may add addresses to it, and said he'll present it at the next meeting.

Mrs. Dumaine moved to adjourn the meeting at 8:01 p.m. The vote was 4-0-0 in favor.

Maureen Cummings
Secretary