

CONSERVATION COMMISSION PUBLIC HEARING
September 28, 2004

The meeting was called to order at 7:04 p.m. by Ellen Goethel, Chairperson. Present were Jay Diener, Dr. Ralph Falk, Daniel Gangai, and Bonnie Thimble. Absent were Peter Tilton, Jr. Alternate Pete MacKinnon was present sitting in for Peter Tilton. Alternates Charlie Preston and Nathan Page were also present. Alternates Fred Palazzolo and Heather Day were absent. Bob Bilodeau was representing the Planning Board.

A site walk was held on Saturday, September 25, 2004 at 9:00 a.m. Commissioners met at the Town Hall Parking Lot. On the agenda were as follows:

- A. 36 Kings Highway
Demolition of a cottage and new construction of a home within the wetlands conservation district
- B. 377 Ocean Blvd
Construction of 52 condo's within the wetlands conservation district

The Commissioners also looked at the following sites:

- A. Page Meadows (Drakeside Road)
- B. 428 Lafayette Rd
- C. 10 Patricia St
- D. 31 Habor Rd

The Minutes of August 24, 2004 will be reviewed at the October 26, 2004 Meeting.

NH WETLAND BUREAU APPLICATIONS

- A. 31.Habor Rd
Jane Gallagher

This application is for an addition to the house within the jurisdictional tidal wetland. Sean Marshall, Dynamic Solutions, Inc. addressed the Commission and presented the plan. This is for the construction of a 15'6" x 48' two story dwelling unit and 20' x 23' two-bay garage. Both proposed structures will be attached to the existing building. After the presentation and discussion it was the consensus of the Commission to take a straw vote on the Special Permit. As the applicant decided to withdraw and come back next month. For the Town Permit, Mr. Diener motioned instead of voting to write a letter to the Planning Board and table the vote until a revised plan is presented. Ms. Thimble seconded the motion. All were in favor.

- B. 10 Patricia Street
Don Bibeau

This application is for the construction of a duplex within the jurisdictional tidal wetland. This is a revised plan. Dr. Falk motioned not to oppose the footprint of 24' x 15' for the State Permit. Mr. MacKinnon seconded the motion. Four were in favor, one opposed and one abstained. Dr. Falk motioned to not oppose the Town Permit with the stipulations that the Commission be notified at beginning and end of project and the Shore Land Protection Act be followed. Mr. Diener seconded the motion. All were in favor.

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SPECIAL PERMITS

- A. 36 Kings Highway
Cheryl Williams

This Special Permit is for the demolition of a cottage and new construction of a home within the wetlands conservation district. After a brief discussion, Dr. Falk motioned to not oppose the Special Permit so long as a variance be obtained to allow the same distance from the street and that the normal stipulations, be notified at beginning and end of project, Shore Land Protection Act be followed. Mr. Diener seconded the motion. All were infavor.

- B. 377 Ocean Blvd
Fatima Realty Trust
Janet Reynolds, Trustee

This Special Permit is for the construction of 52 unit condo's within the wetlands conservation district. After the review, Mr. Gangai motioned to send a memo to the Planning Board explaining why there was not an action vote and recommend the plan as presented. Over all the plan meets the Conservation approval. Dr. Falk seconded the motion. All were in favor.

PLANNING BOARD REFERRALS

- A. 428 Lafayette Rd
Forest Homes of Massachusetts

Construction of a mixed use development.

WETLAND BUREAU ACTIONS

- A. 2003-00443 Hampton Harbor Golden Corridor - Mark Maynard
Harbor Road
Approved. 7/23/04
- B. 2004-0135 Unnamed wetland
NH Dept of Transportation
Rt 101
Approved. 8/20/04
- C. 2004-01436 Hampton Salt Marsh
Robert Bridle
Ocean Blvd
Approved 9/17/04
- D. 2004-01631 Taylor River
Hampton River Boat Club Inc
Approved 9/17/04

PLANNING BOARD ACTIONS

- A. Ocean Vista LLC
8 Hemlock St

Approved with Conservation Commission stipulations and voluntary removal of Unit #5.

- B. 535 Winnacunnet Rd
James & Mary Ellen Dwyer

Enclose existing deck which was at ground level. Approved with Conservation Commission stipulations.

At this time Ms. Thimble left the meeting.

APPOINTMENTS

- A. Page Meadow Development

Mark West, Atty. Mike Donahue and Tom Negrelli presented the latest proposal for the condominium project at Page Meadows. Since they had not submitted the final plans to the State of NH DES, the Commission did not make a final decision. The Commission did agree that this is the least destructive plan to the entire wetland complex and will inform the Planning Board. The Commission was in agreement to treatment swale as opposed to the detention pond.

NEW BUSINESS

None

OLD BUSINESS

- A. Prime Wetlands Grant Meeting

There will be a Prime Wetlands Grant Meeting on Wednesday, October 6, 2004 at 7:00 p.m. to be held at the Hampton Falls Town Hall.

TREASURER'S REPORT

The Treasurer's Report was not available for this meeting.

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The next meeting will be held on Tuesday, October 26, 2004 meeting in the Town Office Meeting Room at 7:00 p.m. The next site walk will be Saturday, October 23, 2004 at 9:00 a.m. meeting at the Town Office Parking Lot.

Dr. Falk motioned to adjourn at 10:00 p.m., seconded by Mr. MacKinnon. All were in favor.

Respectfully submitted,



Sue Launi
Secretary