

HAMPTON PLANNING BOARD – MINUTES

February 19, 2003

PRESENT: Sharleene Hurst, Vice Chair
Jack Lessard, Clerk
Tom Higgins, Alternate
Keith Lessard
Peter Olney
Bob Viviano
Skip Sullivan, Selectmen Member
Jennifer Kimball, Town Planner
ABSENT: Thomas Gillick, Chairman

Mrs. Hurst called the meeting to order at 7:00 p.m. and introduced the members in attendance.

Mrs. Hurst read a letter from Ken Berry and Scott Frankiewicz of Beals Associates requesting that item 1 under II Old Business, WCV, Inc. 9-11, 17 & 19 K street be continued to the March 5, 2003 meeting of the Planning Board. The representative they requested to attend the meeting to discuss the wells had another commitment and could not attend tonight's meeting.

Mr. Olney **MOTIONED** to postpone item II under Old Business, WCV, Inc. to the March 5, 2003 meeting. Mr. Viviano **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

I. CONTINUED PUBLIC HEARINGS

1. Golden Corridor, LLC
6 Lot Subdivision Application at
Map 295, Lot 59
Harbor Road & Duston Avenue
Owner of Record: Same as Above
Jurisdiction accepted November 6, 2002 – extended by applicant

Attorney Peter Saari and Mr. Joseph Coronati, Jones & Beach, addressed the Board. Mrs. Kimball stated that the Board saw this application 2 weeks ago and at that time, there were a couple of outstanding issues which have now been resolved. Mrs. Kimball read her February 19, 2003 19-point memo to the Board summarizing all the issues concerning this application. The Board received a letter dated February 17, 2003 from John Chagnon of Ambit Engineering stating that the outstanding issues have been addressed. Most departmental reviews have been received, including a memo from John Hangen, Director of DPW and traffic.

OPEN PUBLIC HEARING. No comment. CLOSE PUBLIC HEARING.

Keith Lessard asked if the Board would consider placing a fence restriction in the condominium documents (no rear fencing) to allow for a more open and continuous look at this site. Mrs. Kimball stated that the code allows for a 3-foot ornamental fence at the beach. Mr. Sullivan

emphasized that the Board did not wish to see any dead end streets in this area. Mr. Olney stated that the Cecil Group made several proposals, including an additional lane of traffic. The Board had concerns about increased traffic in the area and wished to include an additional condition to discourage additional traffic flow to the area other than residents and marina visitors and to insure that the Harbor Road extension would be completed.

Mr. J. Lessard **MOTIONED** to approve the 6 Lot Subdivision Application at Harbor Road & Duston Avenue, Map 295, Lot 59, Plan #___ , subject to:

1. Mrs. Kimball's February 19, 2003 memo;
2. Minor change to paragraph 15 of said memo, to read (owner of) Map 295, Lot 59;
3. Completion of Harbor Road extension prior to occupancy of the first structure. Extension shall be designed to discourage traffic between Duston Avenue and the Marina.

Mr. Sullivan **SECONDED: VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

III. CONSIDERATION OF MINUTES – February 5, 2003.

Mr. K. Lessard **MOTIONED** to approve the minutes of February 5, 2003. Mrs. Hurst **SECONDED. VOTE: 6 – Yes. 1 – Abstain (Higgins). MOTION PASSES IN THE AFFIRMATIVE.**

IV. CORRESPONDENCE

Mr. Sullivan stated that a meeting of the Public Works Committee was held on February 12, 2003 at 9:30 a.m. in LOB 201, regarding House Bill 565 FNA, which is a bill to establish the Commission to implement the Hampton Beach Master Plan. Mr. Sullivan, Mrs. Kimball, Town Manager James Barrington and others attended. It appears that this will move forward to a vote in the House of Representatives. Mrs. Kimball stated that this was in fact recommended for a vote.

Mrs. Kimball stated that the Board had received 2 applications for auto dealers. One was from Dana Towing & Repairs, 348 Lafayette Road. They currently have a variance and do have a dealer license. They are changing with the State to now be retail. The code requires that the Planning Board sign off on these applications. In both cases there were no changes to the site, so a Site Plan is not required. The Building Inspector has reviewed these applications, with a note that they not exceed 4 vehicles. These will be forwarded to the State.

Mr. K. Lessard **MOTIONED** to approve the the auto dealer application of Dana Towing & Repairs. Mr. J. Lessard **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

The Board received an application from Richard F. Potinas, 4 High Street #10. The Building Inspector Kevin Schultz has noted that this site would be for office use only, no automobiles on site for resale, wholesale or storage. This is strictly for paperwork and a mailing address. All the work would be done in the automobile auction circuit.

Mr. Olney **MOTIONED** to approve the auto dealer application of Richard F. Potinas, 4 High Street #10. Mr. Sullivan **SECONDED**. **VOTE:** All. **MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

V. OTHER BUSINESS

Mrs. Kimball stated that she placed Master Plan updates in the Board members folders. The Rockingham Planning Commission has completed 3 sections of the Plan. Mrs. Kimball The Board needs to hold a Public Hearing to adopt these and discuss at the March 19, 2003 meeting. At that point, there would be new Board members, and they should receive this information also.

Mr. Sullivan **MOTIONED** to hold a Public Hearing at the March 19, 2003 meeting of the Planning Board to review the Hampton Beach Master Plan. Mr. J. Lessard **SECONDED**. **VOTE:** All. **MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Sullivan **MOTIONED** to adjourn. Mr. J. Lessard **SECONDED**: **VOTE:** All. **MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 7:55 p.m.
Respectfully Submitted,
Maryann Brickett,
Planning Board Secretary