

## HAMPTON PLANNING BOARD - MINUTES

May 15, 2002

PRESENT: Thomas J. Gillick, Chairman  
Sharleene Hurst, Vice Chairman  
Jack Lessard, Clerk \*  
Keith Lessard  
Peter Olney  
Bob Viviano  
Skip Sullivan, Selectmen Member  
Jennifer Kimball, Town Planner

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

Mr. Gillick stated that the Cable Committee is striving for better communication through the use of lapel and table microphones and requested each Board member wear his/her microphone. In addition, the Board hopes to have a map of Hampton displayed at the next meeting to indicate the location of the properties being discussed for the benefit of home audiences.

Mr. John Nickerson of the Cable Committee had an accident and is in the hospital. Mr. Gillick wished him a speedy recovery.

The first item on the agenda was read into the record.

### I. OLD BUSINESS

1. Saint James Building Association  
Site Plan Review to expand the existing parking lot at  
77 Tide Mill Road  
Map 241, Lot 8  
Owner of Record: Same As Above  
*Jurisdiction taken 04/03/02*

John Ring (Project Coordinator), Ken Malcolm, President of the St. James Building Asso. and Ron Moores, Project Engineer, addressed the Board.

Corrections have been made to the plan to meet the Town's requirements. Department of Public Works memo dated April 19, 2002 recommended that access be limited to one 24 foot curb cut by deleting the easterly entrance or establishing (2) 12-foot, one-way access and egress points similar to those shown. Mr. Ring stated that no abutters will be affected by the drainage plan. Departmental reviews have been received, including the Conservation Commission memo dated April 24, 2002. The Police and Fire Departments had no concerns.

Keith Lessard had a questions about the (2) 12-foot driveways recommended by DPW. Mr. Ring stated that is the proposal.

Mr. Olney **MOTIONED** to approve Site Plan to expand the existing parking lot at 77 Tide Mill Road, Map 241, Lot 8, Plan H205-R1 subject to the following:

1. Revised plans to incorporate conditions outlined in DPW memo of April 19, 2002;
2. Revised plans to reflect correct contours and topography;
3. Mylar and recording fees;
4. Arrows noting way in and out.

Mrs. Hurst **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

## II. ATTENDING TO BE HEARD

1. Nicholas Riccio  
Use Change Application to convert a 3-Bedroom Apartment  
to Takeout Restaurant at  
19 M Street  
Map 293, Lot 096  
Owner of Record: Same As Above

Mr. Riccio was not in attendance and Mr. Gillick recommended that the Board hear the next item on the agenda.

2. Northern Lights Face & Body, Seaglass Massage Therapy  
Use Change Application to convert from Retail  
to Aesthetics and Massage Therapy at  
852 Lafayette Road  
Map 71, Lot 21  
Owner of Record: Alex Choquette

\* Mr. Jack Lessard entered the meeting at 7:08 pm.

Ms. Gail Erickson addressed the Board. She stated that she is requesting an occupancy permit to do aesthetics and massage therapy at 852 Lafayette Road. Mrs. Kimball stated that there is ample parking on site. Ms. Erickson stated that aesthetics therapy includes facials and body treatments.

Mr. Sullivan **MOTIONED** to approve the Use Change to convert from retail to aesthetics and massage therapy at 852 Lafayette Road, Map 71, Lot 21. Mr. Keith Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

## III. CONSIDERATION OF MINUTES – April 17 & May 1, 2002

Mr. Keith Lessard **MOTIONED** to approve the May 1, 2002 minutes. Mr. Viviano **SECONDED.** Mrs. Hurst **ABSTAINED. VOTE: 6 - Yes. 1 - Abstain (Hurst). MOTION PASSED IN THE AFFIRMATIVE.**

Mrs. Hurst **MOTIONED** to approve the April 17, 2002 minutes. Mr. Sullivan **SECONDED.** Keith Lessard and Bob Viviano **ABSTAINED. VOTE: 5 - Yes. 2 - Abstain (K. Lessard and Viviano). MOTION PASSED IN THE AFFIRMATIVE.**

## IV. CORRESPONDENCE

Mrs. Kimball stated that the Board received a letter from Pobama Trust regarding the special permit. They request a joint meeting between the Hampton and North Hampton Planning Board to resolve several issues concerning the placement of a house at 4 Post Road on the Hampton/North Hampton town line, in accordance with NH RSA Title LXIV, Planning and Zoning Chapter 674, Local Land Use Planning and Regulatory Powers Land Use Planning and Regulatory Powers, Land Affected by Municipal Boundaries, Section 674:53. Mr. Jack Murray suggested several dates for the meeting.

Mr. Gillick and Mrs. Kimball discussed what would be accomplished by such a meeting. Mrs. Kimball stated that the RSAs do allow for such a meeting and the meeting would have to be noticed. Mr. Gillick stated that he has not been heard by the North Hampton Planning Board and thus not been denied. The land in question has 125 feet of frontage in North Hampton and 50 feet in Hampton. The Conservation Commission had previously made recommendation with regard to the possible location of the house. Mr. Murray's concern is that neither Town will take jurisdiction. Mrs. Kimball stated that NH DOT will not grant Mr. Murray a driveway permit until he records the lot line adjustment, which would make all his road frontage in North Hampton, with the bulk of the land in Hampton.

Mr. Keith Lessard suggested that Mrs. Kimball contact the North Hampton Planning Board to see what work has been initiated. The Board agreed to send Mr. Murray a letter stating the Board's position.

Mrs. Kimball stated that the Rockingham Planning Commission will be holding a training series on Impact Fees May 29, and Water Conservation on June 5 & 19. Mr. Gillick, Mrs. Hurst and Mr. Olney stated that they wished to attend the Impact Fee seminar. Mrs. Kimball stated that the Board should work with the Capital Improvement Program Committee to develop a platform for impact fees.

Mr. Sullivan **MOTIONED** to appoint Sharleen Hurst as the Planning Board representative to the Capital Improvement Program Committee. Mr. Viviano **SECONDED. ABSTAIN:** Mrs. Hurst. **VOTE:** 6 - Yes. 1 - Abstain. **MOTION PASSED IN THE AFFIRMATIVE.**

Mrs. Kimball stated that the Board received a letter dated May 7, 2002 from Marco Rotondo to Mr. Doug Mellon, DPW, regarding a reduction in bond.

## V. OTHER BUSINESS

### 1. Amendments to Site Plan and Subdivision Regulations.

Mrs. Kimball stated that she has been working to update Subdivision and Site Plan regulations. The biggest changes involves the addition of information on drainage, 100 year storms definition, methodology, maintenance and easements. Mrs. Kimball has worked with Ambit Engineering, the Town Manager and DPW to determine regulations. Other items are out of date, i.e. Jurisdictional time clock, and other minor changes need to be made.

Mr. Gillick stated that a concern of the Board is on-site solutions to drainage problems, whether retention ponds, or other possible solutions which meet multiple storms. Mrs. Kimball stated that every applicant is required to bring forth a storm drainage analysis, showing that all the storm water will be taken care of on site. Otherwise, a waiver would need to be granted. The Board agreed that

these changes have been needed for a long time. Mr. Gillick commended Mrs. Kimball for taking up these changes, as a full-time planner. Mr. Keith Lessard suggested a work session by the Board. Mrs. Kimball suggested that all Board members review and bring back recommendations by June 3 in order for a hearing to be posted as soon as possible in order to be able to send out notices prior to postage increases.

## 2. Update on Impact Fee Ordinance

Discussed above.

Mr. Gillick again called Item 1 under Attending To Be Heard, Nicholas Riccio - Use Change. No one was in attendance. The applicant will be sent a letter to contact Mrs. Kimball to reschedule.

Mrs. Hurst **MOTIONED** to adjourn. Mr. Jack Lessard **SECONDED**. **VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,  
Maryann Brickett,  
Planning Board Secretary