

HAMPTON PLANNING BOARD - MINUTES

July 10, 2002

PRESENT: Thomas J. Gillick, Chairman
Sharleene Hurst, Vice Chairman
Jack Lessard, Clerk
Peter Olney
Bob Viviano
Skip Sullivan, Selectmen Member
Sandy Buck, Alternate

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

I. PUBLIC HEARING FOR AMENDMENTS TO SITE PLAN REVIEW AND SUBDIVISION REGULATIONS

OPEN PUBLIC HEARING. No public comment. CLOSE PUBLIC HEARING.

Mr. Gillick stated that he had spoken with Town Planner, Mrs. Jennifer Kimball, and she felt that the proposed draft regulations for Site Plan Review Regulations and Subdivision Regulations could be adopted as written. Mrs. Kimball could not attend tonight's meeting due to a death in the family.

Mr. Viviano **MOTIONED** to approve and adopt the draft Subdivision Regulations. Mrs. Hurst **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mrs. Hurst **MOTIONED** to approve and adopt the draft Site Plan Review Regulations. Mr. Sullivan **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Gillick circulated a certification form for all Board members to sign and acknowledge their approval. Mr. Gillick stated that with the adoption of the revised Subdivision Regulations and Site Plan Review Regulations, certain items (waivers) on the agenda would not be needed.

II. CONTINUED PUBLIC HEARINGS

1. Sue Leary Menici

Amendment of conditionally approved Special Permit (granted March 6, 2002)
for construction of new home within the Wetland Conservation District off
Hutchinson Drive
Map 167, Lot 19
Owner of Record: Paul F. Leary

The applicant was not present when this item was called and the Board moved to the next item.

III. NEW PUBLIC HEARINGS

1. Lyman E. McCrae
Condominium Conversion at
11 Dearborn Avenue
Map 144, Lot 58
Waiver Requested: Subdivision Regulations Section IV.A.2 (Plan Scale)
Owners of Record: Same as Above
2. Lyman E. McCrae
Minor Lot Line Adjustment at
11 & 17 Dearborn Avenue
Map 144, Lots 56 & 58
Waiver Requested: Subdivision Regulations Section IV.A.2 (Plan Scale)
Owners of Record: George & Gail David and Lyman E. McCrae

Mr. Lyman E. McCrae addressed the Board. Mr. Gillick stated that the waivers requested would not be needed due to the adoption of the new Site Plan Review and Subdivision Regulations. Mr. Viviano stepped down from sitting on these public hearings.

Mr. McCrae stated that he was granted a special exception by the Zoning Board of Adjustment to do the condominium conversion. The property has been a two-family building and is located in a B zone. All landscaping is in place. Stacked parking has been approved. Occupancy permits are current. Mr. McCrae discussed the lot line adjustment. Apparently for years, he has been encroaching on the neighbors' property. This is a 35 square foot wedge of property that Mr. McCrae will purchase from his neighbor. The plan indicates this parcel of land.

Mr. Gillick stated that Mrs. Kimball suggested that this application could be considered routine.

OPEN PUBLIC HEARING. No public comment. CLOSE PUBLIC HEARING.

Mr. Lessard **MOTIONED** to approve the Minor Lot Line Adjustment at 11 & 17 Dearborn Avenue, Map 144, Lots 56 & 58. Mr. Buck **SECONDED**. **ABSTAIN**: Mr. Viviano. **VOTE**: 6-Yes. 1-Abstain (Viviano). **MOTION PASSED IN THE AFFIRMATIVE**.

Mr. Lessard **MOTIONED** to approve the Condominium Conversion at 11 Dearborn Avenue Map 144, Lot 58. Mrs. Hurst **SECONDED**. **ABSTAIN**: Mr. Viviano. **VOTE**: 6-Yes. 1-Abstain (Viviano). **MOTION PASSED IN THE AFFIRMATIVE**.

3. John and Linda George
Special Permit to remove existing paved area, construct a perimeter fence and deck addition within the Wetland Conservation District at
487 Winnacunnet Road
Map 222, Lot 111
Owner of Record: Same as Above

John and Linda George addressed the Board. Mr. Gillick read the Conservation Commission memo dated June 28, 2002. Mr. Gillick recommended that the applicants agree to continue this hearing until the July 17, 2002 Planning Board Meeting as the application is not complete per the Conservaton Commission memo.

OPEN PUBLIC HEARING. No public comment. CONTINUE PUBLIC HEARING.

Mrs. Hurst **MOTIONED** to continue the above application to July 17, 2002. Mr. Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Lessard read the next item on the agenda.

4. US Gas

Site Plan Review to construct a convenience store/gas station with six gas pumps, one diesel pump and associated parking at 639 Lafayette Road

Map 126, Lots 22 & 25

Waivers Requested: Site Plan Review Regulations *at time of submittal* Section VIII.D Storm Drainage (Note if new regulations are adopted, the waiver request shall be:

Section V.E.8 (Storm Drainage Plan Submittal) and

Section VII.D (Storm Drainage Design))

Owner of Record: Wallace Chevrolet, Inc.

The applicant was not present when the application was called. Mr. Gillick recommended that this be continued to the next meeting.

Mr. Gillick stated that this is a major project in a very busy section of Town and the Town Planner's input is critical. Mr. Gillick recommended that the hearing be continued to July 17, 2002 when Mrs. Kimball will be in attendance.

OPEN PUBLIC HEARING. No public comment. CONTINUE PUBLIC HEARING.

Mr. Viviano **MOTIONED** to continue the above application to July 17, 2002. Mr. Sullivan **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

IV. CONSIDERATION OF MINUTES – June 19, 2002

Mr. Viviano **MOTIONED** to approve the minutes of the June 19, 2002 Planning Board meeting. Mr. Sullivan **SECONDED. ABSTAIN: Mr. Buck. VOTE: 6-Yes. 1-Abstain. MOTION PASSED IN THE AFFIRMATIVE.**

V. CORRESPONDENCE

Mr. Gillick referred to a letter from the National Registry of Historical Sites regarding the James House. The James House has been entered in the National Register of Historic Places.

Mr. Gillick received a letter from the EPA giving notice to the Town of Hampton, as a small municipal community with a separate storm sewer system. The Planning Board will need to work in conjunction with the Board of Selectmen to devise a plan to deal with stormwater.

VI. OTHER BUSINESS

The Board called item 1 (Menici) under Continued Public Hearings. Mr. Gillick stated that he has spoken with Mrs. Kimball at length about this matter. Mr. Gillick read a report from the Rockingham County Conservation District. Mr. Comeau, certified soil scientist, agrees with the delineation of the fill and wetland done by Parker Survey Associates. Mr. Gillick read into the record a memo from the Conservation Commission dated June 27, 2002 outlining recommendations for approval.

OPEN PUBLIC HEARING.

Mr. George Beaudette, 24 Hutchinson Drive: Mr. Beaudette has concerns that this property is tidal and a permit is needed from State Departments. He is concerned and does not want the water overflow to be dumped on his property. Mr. Gillick assured Mr. Beaudette that all rules and regulations of the Town and State would be followed.

No further comment. CLOSE PUBLIC HEARING.

Mr. Olney had a concern about setting a precedent in this matter. Mr. Gillick stated that the Conservation Commission's recommendations are being taken into consideration. Mr. Viviano was concerned that the applicant can not meet the 33 foot setback and build on the lot which is 75 feet deep.

Mr. Olney **MOTIONED** to approve Amendment of conditionally approved Special Permit (granted March 6, 2002) for construction of new home within the Wetland Conservation District off Hutchinson Drive, Map 167, Lot 19, Project 201164, Rev 1 subject to:

1. Item #3 of the Conservation Commission memo dated February 27, 2002 (attached) to be replaced with item #1 of the June 27, 2002 Conservation Commission memo (attached);
2. Item #2 of the Conservation Commission memo dated June 27, 2002.

Mrs. Hurst **SECONDED: VOTE: 5 - Yes. OPPOSED: 2 - (Sullivan, Buck). MOTION PASSES IN THE AFFIRMATIVE.**

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

Respectfully Submitted,
Maryann Brickett,
Planning Board Secretary

PB 7/10/02