

HAMPTON PLANNING BOARD - MINUTES

September 4, 2002

PRESENT: Thomas Gillick, Chairman
Sharleene Hurst, Vice Chairman
Jack Lessard, Clerk
Keith Lessard
Bob Viviano
Skip Sullivan, Selectmen Member
Jennifer Kimball, Town Planner
Dan Trahan, Alternate *

ABSENT: Peter Olney

Mrs. Gillick called the meeting to order at 7:00 p.m. and introduced the members in attendance. Mr. Gillick stated that the meeting would be televised at a later date due to audio/visual problems. Mr. Lessard called the first item on the agenda.

I. NEW PUBLIC HEARINGS

1. Lyman McCrea
Condominium Conversion at
7 Ann's Lane
Map 126, Lot 15
Owner of Record: Same as Above

Mr. Lyman McCrea addressed the Board. Mr. McCrea stated that the Zoning Board of Adjustment has approved this matter for a condominium conversion. He would like to convert this single-family dwelling, located on commercial property into a duplex condominium. Mr. McCrea stated that all special exceptions are noted on the plan, i.e. Article 3.27 (condo conversion). Mrs. Kimball noted that mylar, final plans and recording fees would need to be submitted prior to final approval.

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

Mr. J. Lessard **MOTIONED** to accept jurisdiction and approve the condominium conversion at 7 Ann's Lane, Map 126, Lot 15, Plan #4-58-3840, Rev. #1 dated 8/31/02. Mr. Sullivan **SECONDED**. **VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. J. Lessard called the next item on the agenda.

2. Richard A. & Ruth E. Bley AND Geary A. Hurd & Gwendolyn L. Hurd Rev. Trust
Lot Line Adjustment of
Map 137, Lot 1 & Map 119, Lot 7
off Timber Swamp Road
Waivers Requested: Sub. Regulations Section V.E (Detailed Plan) & V.D.11 (Setback Lines)
Owners of Record: Same as Above

Mrs. Anne Bialobrzkeski, surveyor, and Mr. Bley addressed the Board. Mrs. Bialobrzkeski stated that the plan shows an exchange of parcels with a net result of no change in frontage or area for either applicant.

Mr. Keith Lessard asked Mrs. Bialobrzkeski to outline the parcels being exchanged. Mrs. Bialobrzkeski stated that the existing parcel owned by the Bleys comprises 10.62 acres with 347.44 feet of frontage. The Hurd land comprises 7.22 acres with 983.72 feet of frontage. Mr. Lessard asked what the proposed land use is to be. Mr. Bley stated that the land is currently in Zone G and there is no intended purpose other than a land exchange. The Hurd parcel will be combined with land of Bley, and the Bley parcel will be combined with land of Hurd. The Bley parcel will ultimately have 347.44 feet of frontage, which it currently has. The Hurd land will end up with 983.72 feet of frontage, which it currently has. The Hurds are interested in having a buffer from any future development.

Mrs. Kimball stated that two waivers were requested, from showing setback lines on the plan and submitting a detailed plan. As no development is proposed at this time, this is not necessary and a reasonable request that the Board has granted in the past. If development were proposed in the future, those items would be essential and need to be provided to the Board and included in a Public Hearing.

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

Mrs. Hurst **MOTIONED** to approve the requested waivers from Subdivision Regulations Sections V.E (Detailed Plan) and V.D.11 (Setback Lines) associated with Lot Line application for Map 137, Lot 1 and Map 119, Lot 7. Mr. Viviano **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. J. Lessard **MOTIONED** to accept jurisdiction of and approve the lot line adjustment off Timber Swamp Road, Map 137, Lot 1 and Map 119, Lot 7, Plan #320 dated 8/14/02 subject to conditions outlined in Jennifer Kimball's memo dated August 29, 2002. Mrs. Hurst **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

II. ATTENDING TO BE HEARD

1. Brian Goetz, Operations Manager Aquarion Water Company of NH

Brian Goetz, Operations Manager and Keith Bossung, Vice President of Aquarion Water Company of NH addressed the Board. Aquarion Water represents the towns of Hampton, North Hampton, and the Jenness Beach area of Rye.

Due to the amount of growth in the area, 5 new wells have been added recently, with approximately 1.2 million gallons of added water to the system to meet demands. Additional sources of water have been found. The Seacoast area has been experiencing a drought, and water restrictions have been imposed. Aquarion currently has 14 wells in service, with 2 emergency wells added this summer, for a total of 16 wells. There is not a great deal of surface water as there are no major streams that feed into the water system. Aquarion has approximately 8,500 customers, 7,375 year-round and 1,125 seasonal customers, and 476 public fire hydrants. There are limited natural resources and Aquarion has looked outside the service territory for water sources, added a new pricing system, educational programs and water saving devices for home and business use. The DES has imposed a growth moratorium since 1995 that prohibits significant new developments.

Mr. Goetz gave an extended slide presentation (copy of slides is attached) outlining Aquarion's efforts to address issues such as water conservation and restrictions, and cutting demand. Some of those measures are: Improving existing water sources, new well sources, re-drilling existing wells, exploring new undeveloped ground water and deep bedrock sources in the Seacoast area, aquifer recharge studies, improving the wastewater treatment plants, conservation kit/retrofit program, leak detection, stormwater runoff to sites. Aquarion has met with the Public Utilities Commission and the Department of Environmental Services. They also met with the President of the Rockingham Planning Commission recently to discuss 24/7 computer controls.

Aquarion has submitted the necessary data and paperwork to the Department of Environmental Services to make the two emergency wells permanent. Public hearings will be held to discuss the location of current wells, wells for emergency use, and proposed new well sites to be drilled this winter. The process should take about 6-12 months or more.

Possible interconnections with other water systems have also been looked into. New infrared technology can identify new and undiscovered water sources. Aquarion is tracking precipitation trends and reports these findings to local towns and the media, and is looking into water management and long range planning. Desalination is an expensive option. Full outdoor water restrictions have been imposed this summer and throughout the drought of 2001/2002. This has produced a water reduction of about 20%.

A brief question and answer period followed the presentation. Mr. Gillick and Mrs. Kimball expressed their desire to work closely with Aquarion on all future permits. Mrs. Kimball added that once the moratorium is lifted, applicants who have been granted permits will be required to hook up to public water. Mr. Gillick requested a paper copy of tonight's presentation.

III. CONSIDERATION OF MINUTES – August 7 & 21, 2002

* Mr. Dan Trahan sat in for the following vote as he was present at the August 7 meeting of the Planning Board.

Mrs. Hurst **MOTIONED** to approve the minutes of the August 7, 2002 meeting. Mr. Viviano **SECONDED**. **VOTE:** 4 - yes. Abstain - 3 (J. Lessard, K. Lessard, Sullivan). **MOTION PASSED IN THE AFFIRMATIVE.**

Mr. Sullivan **MOTIONED** to approve the minutes of the August 21, 2002 meeting. Mr. K. Lessard **SECONDED**. **VOTE:** 6 - Yes. 1 - Abstain (Gillick). **MOTION PASSED IN THE AFFIRMATIVE.**

IV. CORRESPONDENCE

Mrs. Kimball stated that the Board received a request from Mr. Kevin O'Donnell to release the surety on the 28 Pearl Street property. Conservation Commission memo dated August 22, 2002 recommends release of the surety as all conditions have been met.

Mrs. Hurst **MOTIONED** to release the surety for the 28 Pearl Street property per the approval of the Conservation Commission memo dated August 22, 2002. Mr. J. Lessard **SECONDED**. **VOTE:** All. **MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

V. OTHER BUSINESS

1. 2002-2003 Master Plan Update

Mrs. Kimball stated that she would give the Board an update at the September 18 or October 2 meeting on the progress of the Master Plan. The Transportation Chapter is continuing to be updated.

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

Meeting adjourned at 9:10 p.m.

Respectfully Submitted,
Maryann Brickett,
Planning Board Secretary