

HAMPTON PLANNING BOARD - MINUTES

September 18, 2002

PRESENT: Thomas Gillick, Chairman
Jack Lessard, Clerk *
Keith Lessard
Bob Viviano
Skip Sullivan, Selectmen Member
Jennifer Kimball, Town Planner
Tom Higgins, Alternate

ABSENT: Sharleene Hurst
Peter Olney

Mr. Gillick called the meeting to order at 7:00 p.m. and introduced the members in attendance. Mr. Viviano called the first item on the agenda.

I. CONTINUED PUBLIC HEARINGS

1. WCV, Inc.
Site Plan Application to construct two (2) 6-unit residential condominium buildings with onsite parking and drainage at 9-11, 17 & 19 K Street
Map 293, Lots 18, 19 & 20
Owner of Record: Same as Above
Jurisdiction accepted 8/7/2002

Mr. Gillick read a letter dated September 9, 2002 from Scott Frankiewicz, Project Manager for WCV, requesting that the application be postponed until October 2, 2002.

3. Saxonville Wholesale Lumber
Site Plan Review to construct retail space including building and parking at 570, 578 & 580 Lafayette Road
Map 144, Lot 2 & Map 126, Lots 40 & 49
Owner of Record: Same as Above
Jurisdiction accepted 8/7/2002
Request by applicant to postpone until October 2, 2002

Mr. Gillick read a letter dated September 9, 2002 from Scott D. Cole, Project Manager for Saxonville Lumber, requesting that the above application be postponed until October 2, 2002.

II. NEW PUBLIC HEARINGS

1. Saxonville Wholesale Lumber AND Thomas & Kim Walker
Lot Line Adjustment of
Map 126, Lots 31, 40, 49, 50 & Map 144, Lot 2
off Lafayette Road
Owners of Record: Same as Above
Request by applicant to postpone until October 2, 2002

Mr. Gillick read a letter dated September 9, 2002 from Scott D. Cole, Project Manager for Saxonville Lumber, requesting that the above application be postponed until October 2, 2002.

Mr. Gillick recommended that as the agenda for the October meeting is already full and set, the motion should include that these matters will be heard following matters already scheduled.

Mr. Sullivan **MOTIONED** to continue the above items to the October 2, 2002 meeting following already scheduled items. Mr. Viviano **SECONDED**. **VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Keith Lessard recommended that the letters to the applicants should note that all items not called or in progress by 10:30 p.m. may be continued to the next scheduled meeting.

Mr. Gillick suggested that as the matter concerning Mr. Owen Carter would be relatively short, that he would entertain a motion to amend the order of the agenda.

Mr. Viviano **MOTIONED** to amend the order of the agenda. Mr. Sullivan **SECONDED**. **VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

III. ATTENDING TO BE HEARD

1. Owen G. Carter
Use Change Application from Retail Store to Nail Salon
Map 296, Lot 65
23 Ocean Boulevard
Owner of Record: Same as above

Mr. Gillick read a letter from the applicant and stated that the applicant will need to see Kevin Schultz regarding a building permit. Mr. Carter stated that he wished to create a nail salon at the existing site.

Mr. Sullivan **MOTIONED** to grant the Use Change from retail store to nail salon at 23 Ocean Boulevard, Map 296, Lot 65. Mr. Viviano **SECONDED**. **VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Jack Lessard arrived at the meeting, and read the next item on the agenda.

I. CONTINUED PUBLIC HEARINGS

2. US Gas
Site Plan Review to construct a convenience store/gas station
with six gas pumps, one diesel pump and associated parking and
Conditional Use Permit Request (Section 2.5.4.F.1) at
639 Lafayette Road
Map 126, Lots 22 & 25
Owner of Record: Wallace Chevrolet, Inc.
Jurisdiction accepted 8/7/2002

Attorney Peter Saari, Wayne Morrill, engineer and Wayne Lucier, applicant addressed the Board. Mr. Gillick stated that this application has received departmental reviews, and the memo from John Hangen, DPW indicates that he is not satisfied with the curb cuts on Lafayette Road. With the changes that have occurred along Route 1, DPW has gone to great length to establish a policy regarding curb cuts

with the Department of Transportation. This would be one curb cut for commercial frontage. Mr. Gillick requested Board consensus concerning DPW recommendation and the revision of the current application. Mrs. Kimball stated that she had spoken with Mr. Hangen today requesting clarification of his previous memo. She has subsequently received a memo from Mr. Hangen dated 9/18/02 which states:

"We remain opposed to the split drive access on Route 1 because it is not consistent with the configuration of entrances as designed by NHDOT. If the layout is desirable to the Planning Board we would take another look at a similar proposal narrowing each cut to 16 feet wide, however we retain the authority to issue driveway permits.

Mrs. Kimball stated that she believed it is DPW's recommendation for one curb cut. Vanesse and Associates reviewed the plans and recommend that the two curb cuts (one for entrance and one for exit) be narrowed down to 15 feet each. The alternative would be one wide curb cut.

Attorney Saari stated that this was designed for the purpose of large trucks being able to make an entrance and exit while safely delivering fuel. Mr. Morrill stated that the problem with one 36-foot wide curb cut is that, for safety purposes, traffic would be directly facing the canopy of the structure. This is a serious safety issue. Vanesse and Associates and Jones and Beach reviewed traffic issues. Mr. Morrill stated that AutoTurn is a program designed to evaluate the turning path of a delivery truck making access to the site. With the use of one wide curb cut, traffic would likely attempt to exit south on to Route 1 as the fastest way in and out, creating traffic problems. Mr. Morrill called a similar site in Rochester, with a 36-foot curb cut. They experience traffic accidents every month.

Mr. Gillick and Mr. Sullivan stated that the purpose of departmental reviews is to gather the professional opinions of those departments, and their recommendations should be given very careful consideration. The Board consensus was to have the applicant review these issues with DPW to determine a mutually satisfactory solution. Mr. Morrill stated that the curbs could possibly be sloped to allow the wheels of large trucks to go over the curb. Attorney Saari stated that all 3 reports have been carefully weighed. Mr. Gillick stated that Mr. Hangen's memo indicates that he is more than willing to work out a solution with the applicant. Mr. Lucier stated that he sought the services of a recommended traffic study professional. Mr. Pernaw was recommended. It is his feeling that the Board would be satisfied with this proposal, based on all the facts and safety issues involved. He has another similar site on Route 111 and this traffic design works better and is much safer. Mr. Lucier stated that Mr. Hangen suggested that the Board could conditionally approve this application, with the understanding that the applicant is to work toward a satisfactory solution on these issues with DPW. The applicant produced a drawing from the NH DOT plans for the recently completed Route 1, which shows two curb cuts. The applicant verified that there are currently two curb cuts.

The Board discussed Departmental reviews from Conservation Commission (8/29/02), DPW (9/4/02 & 9/18/02), Police Dept. (9/6/02), Highway Safety (9/10/02), Aquarion Water (9/3/02), Ambit Engineering, Jones & Beach, Vanesse & Associates (9/3/02), and Fire Safety (9/5/02).

The Board discussed the Conditional Use Permit and Mr. Hangen's suggestion that a minimum bond of \$10,000 be set to insure that off-site work be completed and restored. The Board should consider both on-site and off-site work.

OPEN PUBLIC HEARING. No comment. CLOSE PUBLIC HEARING.

Mr. J. Lessard **MOTIONED** to approve the Conditional Use Permit Request (Section 2.5.4.F.1) at 639 Lafayette Road, Map 126, Lots 22 & 25. Mr. Viviano **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Viviano **MOTIONED** to approve the Site Plan 01137, Rev. 2, dated 8/30/02 at 639 Lafayette Road, Map 126, Lots 22 & 25 subject to:

1. Two curb cuts on Lafayette Road to be reviewed for width and design with the applicant's engineer and DPW department head;
2. Conditions outlined in the Fire Safety memo dated 9/5/02;
3. Recommendations outlined in Vanesse and Asso. letter dated 9/3/02 with the exception of lane width; refer to condition 1 above;
4. Final review and approval by Vanesse and Asso. of outstanding items;
5. Submittal of voluntary lot line merger form to be recorded prior to or simultaneously with site plan;
6. Certificate of monumentation, final plans, mylar, recording fees, outstanding review fees;
7. Surety for on/off-site to be set in usual manner.

Mr. J. Lessard **SECONDED. VOTE: All. MOTION PASSED UNANIMOUSLY IN THE AFFIRMATIVE.**

IV. CONSIDERATION OF MINUTES – September 4, 2002

Mr. K. Lessard **MOTIONED** to approve the minutes of the September 4, 2002 meeting. Mr. Sullivan **SECONDED. VOTE: 5 - Yes. Abstain - 1 (Higgins). MOTION PASSED IN THE AFFIRMATIVE.**

V. CORRESPONDENCE

Mrs. Kimball stated that the Board received a letter from Pobama Trust dated August 30, 2002 requesting an extension on their lot line adjustment. They are in the process of requesting several variances from both the Town of Hampton and the Town of North Hampton in anticipation of constructing a single-family home at 4 Post Road. They were denied variances in North Hampton.

Mr. Viviano **MOTIONED** to grant a one-year extension from the date of expiration for the lot line adjustment (October 3, 2003). Mr. Sullivan **SECONDED. VOTE: 5 - Yes. Abstain - 1 (Higgins). MOTION PASSED IN THE AFFIRMATIVE.**

The Board has received an invitation from the Department of Environmental Services to attend a seminar on regional water supply cooperation on October 18 from 9-4 in Concord. Mr. Gillick and Mrs. Kimball and stated that they plan to attend.

VI. OTHER BUSINESS

None.

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

Meeting adjourned at 8:13 p.m.

Respectfully Submitted,
Maryann Brickett,
Planning Board Secretary