

HAMPTON PLANNING BOARD – MINUTES

April 7, 2004

PRESENT: Robert Viviano, Chairman
Tracy Emerick, Vice Chairman
Ken Sakurai, Clerk
Tom Higgins
Tom Gillick
Fran McMahon, Alternate
Rick Griffin, Alternate Selectman Member
Jennifer Kimball, Town Planner

ABSENT: Keith Lessard
Jim Workman, Selectman Member

Mr. Viviano called the meeting to order at 7:00 p.m. by introducing the Board members. He then asked Mr. Emerick to lead the Pledge of Allegiance.

Mr. Viviano asked for a motion to reorder the agenda. Mr. Gillick **MOTIONED** to reorder the agenda as necessary. Mr. Emerick **SECONDED. VOTE: AII. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

IV. ATTENDING TO BE HEARD:

1. 592 Development
Use Change Application to convert from Hair Salon to Retail Store (carpet sales) at
592 Lafayette Road
Map 126, Lot 51
Owner of Record: Same as Above

Mr. Brad Richards introduced himself and proceeded to explain his application to convert an existing hair salon to a carpet retail store. Mr. Gillick **MOTIONED** to approve the Use Change Application to convert from Hair Salon to Retail Store (carpet sales) at 592 Lafayette Road. Mr. Emerick **SECONDED. VOTE: AII. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

2. Barbara Cocci
Use Change Application to convert from bookstore to fast food nutritional café at
367 Ocean Boulevard
Map 275, Lot 043
Owner of Record: Duane A. Windemiller

Ms. Cocci introduced herself and proceeded to explain her application to convert an existing book store to a fast food nutritional café. Mr. Emerick **MOTIONED** to approve the Use Change Application to convert from bookstore to fast food nutritional café at 367 Ocean Boulevard. Mr. Sakurai **SECONDED. VOTE: AII. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

3. Three LG, LLC
Use Change to convert one unit to office space at
143 Winnacunnet Road
Map 176, Lot 24
Owner of Record: Same as above

Ms. Denise Poulis introduced herself as representing the applicant and proceeded to explain the application to convert a one unit mutli-family to office space. Mr. Gillick **MOTIONED** to approve the Use Change Applications to convert a one unit mutli-family to office space. Mr. Emerick **SECONDED. VOTE: AII. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Sakurai steps down for this application.

I. CONTINUED PUBLIC HEARINGS:

1. 389 High Street Realty Trust
Site Plan Review – 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee
Jurisdiction accepted December 3, 2003, extended by applicant
2. 389 High Street Realty Trust
Special Permit Application associated with 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Waiver Requested: Subdivision Regulations Section V.E. 8 (storm water drainage control plan)
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee
3. 389 High Street Realty Trust
Conditional Use Request associated with 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee

Mrs. Kimball read a letter from Mr. Ken Sakurai dated April 7, 2004 requesting continuance of the 389 High Street Realty Trust Applications. Mr. Gillick **MOTIONED** to continue the 389 High Street Realty Trust Applications, at the applicant's request, to the May 5, 2004 Planning Board meeting. Additionally, the Board is of the understanding that the applicant has agreed to extend the jurisdictional period as necessary. Mr. Emerick **SECONDED**. **VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Mr. Sakurai returns to the Board at this time.

II. NEW PUBLIC HEARINGS:

4. Rademo Realty Trust (Thomas Moulton)
Site Plan Review to construct two story addition consisting of warehouse and office space at
5 Merrill Industrial Drive
Map 142, Lot 2
Waivers Requested: Site Plan Regulations Sections V.E. 8 (detailed storm water drainage calculations) & VII.D.2 (increase in runoff)
Owner of Record: Same as above

Mr. Viviano read a letter from Mr. Scott Frankiewicz of Beals & Associates, dated April 7, 2004, requesting postponement of the Rademo Realty Trust Site Plan Application. Mr. Emerick **MOTIONED** to postpone the Rademo Realty Trust Site Plan Review Application, at the applicants request, to the May 5, 2004 Planning Board meeting. Mr. Gillick **SECONDED**. **VOTE: AIL. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

7. Vertical Building & Development Company, LLC
Amended Site Plan Review of project known as the "Majestic" (currently under Old Business)
for 42 Unit Condominium with 2 retail stores at
Ocean Boulevard, J & K Streets
Map 293, Lot 008; Map 290, Lots 144, 145, & 146
Owners of Record: Nancy J. Higgins Revocable Trust; Five Jay Street, LLC;
Jeryllyn A. Gray & Peter B. Dineen; Captain Morgan Inn, Inc.

III. OLD BUSINESS:

1. Vertical Building & Development Company, LLC
Site Plan Review for 42 Unit Condominium with 2 retail stores at
Ocean Boulevard, J & K Streets
Map 293, Lot 008; Map 290, Lots 144, 145, & 146
Owners of Record: Nancy J. Higgins Revocable Trust; Five Jay Street, LLC;
Jerelyn A. Gray & Peter B. Dineen; Captain Morgan Inn, Inc.
Jurisdiction accepted July 30, 2003, extended by applicant

Mr. Viviano read a letter from Peter Saari, Esquire of Casassa & Ryan, dated March 29, 2004, requesting to move the Vertical Building Applications to a future date. Mr. Gillick **MOTIONED** to postpone the Vertical Building & Development Company, LLC Amended Site Plan Application and continue the Vertical Building & Development Company, LLC Site Plan Review under old business, at the applicant's request, to the May 5, 2004 Planning Board meeting. Additionally, the Board understands that the applicant has agreed to extend the jurisdictional period as necessary. Mr. McMahon **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

I. CONTINUED PUBLIC HEARINGS:

4. J.R. Russo Corporation
Site Plan Review to construct 5-unit residential condominium at
7 F Street
Map 287, Lot 40
Owner of Record: J.R. Russo Corporation

Attorney Peter Saari, of Casassa & Ryan introduced himself. Mr. Ernie Cote, Surveyor and Mr. Joe Russo, Vice President of J.R. Russo Corporation were introduced as well. Attorney Saari proceeded to explain the application and noted that the Board's previous request for a drainage study has been submitted. Mrs. Kimball read a memo from the Fire Department dated March 23, 2004 addressing the requirement for either pavers or pavement/asphalt to be used for the driveway; the driveway will be a fire lane (no parking); that the parking does not impact the fire safety; and other comments. The applicant has chosen to use the eco-pavers in order to comply with the sealed surface requirement. There was considerable Board discussion regarding the sidewalk along F Street and concerns of vehicles parking on it (space # 1). Mr. Higgins also expressed concerns about the safety of cars pulling forward in spaces #5 & 6. At the suggestion of Mr. Higgins, the applicant agreed to install a curb at the property line along F Street up to the driveway entrance. Mr. Gillick questioned if there would be a new sidewalk. Mrs. Kimball suggested some of the proposed infrastructure upgrades *may* include this, and that DPW should review and comment.

OPEN PUBLIC HEARING: NO COMMENT SUSPEND PUBLIC HEARING.

Mr. Viviano asked for additional Board comments. At the Board's request, Mr. Cote commented on the drainage proposal shown on Sheet 2 of the plans: two catch basins, one in the northwest corner, one in the southwest corner, with storm chambers as shown on the plan, along with the eco pavers, will be sufficient for this size lot. Mr. Emerick **MOTIONED** to accept jurisdiction of the J.R. Russo Corporation Site Plan Review. Mr. Gillick **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Mr. Higgins **MOTIONED** to continue the referenced Site Plan Application to May 5, 2004 Planning Board meeting subject to:

- 1) Review and comment from Department of Public Works and Police Department.
- Mr. Gillick **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

I. CONTINUED PUBLIC HEARINGS:

5. Jean Boudreau
Site Plan Review to demolish existing structures and
construct four (4) Residential Condominium units with parking at
35 Ashworth Avenue
Map 282, Lot 206
Owner of Record: Janet Reynolds

Attorney Peter Saari of Casassa & Ryan introduced himself. Mr. Ernie Cote, Surveyor, Ms. Jean Boudreau, and Mr. Steve Gleason of Gleason Architects, Inc. were introduced as well. Attorney Saari proceeded to explain the application and the plans have minor changes from a previous review by the Board. Mrs. Kimball stated because the previous waiver request was denied a drainage study was submitted, and based on Fire Department review the plan now shows a paved surface. It was noted the actual pervious surface is listed as 15% in note #6 on the plan. There was considerable Board discussion regarding enough footage for backing out of the parking spaces and clearing the pillars of the structure, and the plans show a 12' allotment when the pillar measurements are counted. Mrs. Kimball suggested Mr. Cote & Mr. Gleason work with design of the building and use vehicle turning templates to attempt a reasonable solution.

OPEN PUBLIC HEARING: NO COMMENT SUSPEND PUBLIC HEARING.

Mr. Viviano asked for additional Board comments. Hearing none, Mr. Emerick **MOTIONED** to accept jurisdiction of and continue the Jean Boudreau Site Plan Review Application to May 19, 2004 Planning Board meeting subject to:

- 1) Review and comment from Department of Public Works and Police Department.

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

II. NEW PUBLIC HEARINGS:

1. Robert O'Keefe
2-Lot Subdivision of property at
16 O Street & 23 N Street
Map 293, Lot 130
Waivers Requested: Subdivision Regulations Sections V.E. (detailed plan) & VII.C (storm water drainage design)
Owner of Record: Same as above

Attorney Peter Saari of Casassa & Ryan introduced himself. Mr. Ernie Cote, Surveyor, Mr. Robert O'Keefe were introduced as well. Attorney Saari proceeded to explain the application: there are two structures on one existing lot, with the proposal to divide the lot into two buildings and two lots; parking and structures will stay the same as currently existing. Mrs. Kimball reviewed her memo dated April 5, 2004. She noted that the parking as shown for the O Street lot does not conform with the definition of parking spaces as space #2 would be blocked by a vehicle in space #1. She asked the Board if this was an existing situation where no variance is needed or if it was a change in the non-conformity, and a variance is needed. There was Board discussion regarding changes from non-conforming lots and the parking issues, including a suggestion to move the stairs from the front of the structure and parking space #2 be moved to park parallel to the building. The applicant agreed to rearrange the parking to conform with current requirements, as long as the changes do not make the structure more non-conforming.

The Board next discussed the sealed surface requirements, and that the lot on N Street may exceed the 85% limit. Mr. Cote agreed to calculate the sealed surface of the existing lot, as well as the proposed lots. Mrs. Kimball noted that a variance would be required if the limits could not be met.

The Board also discussed the existing sewer line through the lot and recommended that Public Works comment if an easement should be in place. Mr. Saari noted that the deed for the lot notes the rights of the Town to keep the sewer line there, and will submit a copy. The Board felt that the Town Attorney should also review this issue. In addition, the Board felt that Attorney Gearreald should review the fact that the existing structure on O Street extends into the right of way.

**OPEN PUBLIC HEARING: NO COMMENT
SUSPEND PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Hearing none, Mr. Gillick **MOTIONED** to grant the Waivers Requested: Subdivision Regulations Sections V.E. (detailed plan) & VII.C (storm water drainage design). Mr. Emerick **SECONDED. VOTE: 5 = YES / 1 = OPPOSED** (Mr. Higgins). **MOTION PASSES IN THE AFFIRMATIVE.** Mr. Gillick **MOTIONED** to accept jurisdiction of and to continue the Robert O'Keefe 2-Lot Subdivision Application to its May 19, 2004 Planning Board meeting subject to review and comment from Department of Public Works regarding the sewer line, and Town Attorney regarding the sewer line and the existing encroachment of the structure on to O Street. Additionally, the applicant agreed to the responsibility of calculating the percent of sealed surface on each lot, ensuring it conforms to the Town's Zoning Ordinances, as well as, denote two useable parking spaces for each unit. Mr. Emerick **SECONDED. VOTE: 5 = YES / 1 = OPPOSED** (Mr. Higgins). **MOTION PASSES IN THE AFFIRMATIVE.**

2. Jones and Beach Engineers, Inc.
Special Permit to work within the Wetlands Conservation District and upgrade existing seasonal water line to year round water line at
515 Winnacunnet Road
Map 222, Lot 118
Owner of Record: Horizon Condominium Association

Mr. Joe Coronati of Jones & Beach Engineers, Inc. introduced himself as representing the applicant. Mr. Coronati proceeded to explain the application to improve the water and electric service on the property. The site consists of 10 cottages and a 3-unit condominium building and is currently being serviced by a 1" water line that *does not lay far enough* down resulting in freezing, maintenance and pressure problems. The proposal is to upgrade to 2" water line and install short section of underground electric further down. The *proposed* impacts are temporary *and* it is all below ground installation. Mr. Viviano read a letter from Conservation Commission dated March 25, 2004 stating they recommend granting the Special Permit Request. There was varied Board discussion regarding the existing electric, multi-family use changes, and owner occupied situations.

**OPEN PUBLIC HEARING: NO COMMENT
CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Hearing none, Mr. Emerick **MOTIONED** to approve the Jones & Beach Engineers, Inc. Special Permit Application of plan #02154, revision dated 11/17/03 subject to:

- 1) Stipulations noted in the Conservation Commission memo dated March 25, 2004.

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

3. Rosewood Manor Condominium Association
Lot Line Adjustment at
15 Island Path & 24 Ashworth Avenue
Map 282, Lots 80 & 122
Waiver Requested: Subdivision Regulations Section V.E. 8 (detailed plan)
Owners of Record: Rosewood Manor Condominium & Chat, Chew, & Play, LLC

Attorney Michael McCarthy of introduced himself as representing the applicant. Ms. Anne Bialobrzkeski, Surveyor and Mr. Ray Blondeau of Chat, Chew, & Play, LLC were introduced as well. Attorney McCarthy proceeded to explain the application is presented because of litigation that was brought forth over use of parking spaces. At the litigation over (1 1/2 years ago) the Judge suggested a Lot Line Adjustment be requested in order for Rosewood Manor Condominium *to* put up a fence to secure their area, and then Mr. Blondeau's area of interest for parking would be separate as well. Attorney McCarthy submitted a settlement agreement from the litigation. Mrs. Kimball reviewed her memo dated April 5, 2004. There was brief Board discussion regarding clarification of the location of the fence being along the new property line.

**OPEN PUBLIC HEARING: NO COMMENT
CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. Hearing none, Mr. Higgins **MOTIONED** to grant the referenced waiver request. Mr. Emerick **SECONDED. VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.** Mr. Emerick **MOTIONED** to accept jurisdiction of and approve the referenced Lot Line Adjustment Application of plan #405, dated 1/20/04, subject to:

- 1) Stipulations noted in Jennifer Kimball's memo dated April 5, 2004.

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

5. Carol Simone & Dan Kellar
Special Permit to work in the Wetlands Conservation District removing existing crushed stone driveway and replace with asphalt at
542 & 544 High Street
Map 151, Lot 008-006
Owners of Record: Carol Simone (542) & Dan Kellar (544)

Mr. Dan Kellar and Ms. Carol Simone introduced themselves. Mr. Kellar proceeded to explain the application where the condo owners propose to install an asphalt drive at their property at the same time as their neighbors. Mr. Viviano read a letter from Conservation Commission dated March 25, 2004 stating they recommend granting the Special Permit Request with stipulations. Mr. Higgins expressed concerns of flooding problems if the asphalt extends to the property line and recommended paving up to, at least, 4' away from the line. There was considerable Board discussion regarding the previously approved, same type, application of the neighboring abutters.

**OPEN PUBLIC HEARING: NO COMMENT
CLOSE PUBLIC HEARING.**

Mr. Viviano asked for additional Board comments. There was varied Board discussion and Mrs. Kimball clarified exactly what the application was before the Board. Mr. Higgins **MOTIONED** to deny the Carol Simone & Dan Kellar Special Permit Application due to flooding concerns. Additionally, the Board recommended contracting a specialist to delineate the wetland buffer and then file an amended application that addresses the concerns noted. Mr. McMahon **SECONDED. VOTE: 5 = YES / 1 = OPPOSED** (Mr. Emerick). **MOTION PASSES IN THE AFFIRMATIVE.**

6. Bevan Bloemendall
Special Permit to work within the Wetlands Conservation District to install retaining wall at
31 Stowecroft Drive
Map 41, Lot 7
Owner of record: Same as above

Mr. Larry Gilbert of Gilbert Hardscapes introduced himself and proceeded to explain the application to install a retaining wall at the base of the slope about 5 1/5' (includes 1' in the ground) to prevent any further erosion to the area. Mr. Gilbert provided samples pictures of the Tucko Block to be used for the wall and also stated there would be crushed stone installed in the back of the wall. Mr. Viviano read a letter from the Conservation Commission dated March 25, 2004 stating they recommend granting the Special Permit with stipulations.

OPEN PUBLIC HEARING: NO COMMENT
CLOSE PUBLIC HEARING.

Mr. Viviano asked for further Board comments. Hearing none, Mr. Emerick **MOTIONED** to approve the Bevan Bloemendall Special Permit Application subject to:

- 1) Stipulations noted in the Conservation Commission memo dated March 25, 2004.

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

8. Ocean Vista, LLC
Site Plan Review for 5 Unit Condominium with onsite parking at
6 Hemlock Street
Map 209, Lot 49-1
Owner of Record: Woodland Estates of Hampton, LLC
9. Ocean Vista, LLC
Special Permit to work within the Wetlands Conservation District to grade and install gas service associated with 5 Unit Condominium at
6 Hemlock Street
Map 209, Lot 49-1
Owner of Record: Woodland Estates of Hampton, LLC

Attorney Peter Saari of Casassa & Ryan and Mr. Joe Coronati of Jones & Beach Engineers, Inc. introduced themselves as representing the applicant. Mr. Coronati proceeds to explain the existing parcel consists of approximately 39,000 sq. ft., a vacant site at the end of Hemlock Street, adjacent to Meadow Pond. The proposal is for 5 attached, townhouse condominium units with stone driveways; town sewer; town water; a detention pond; storm water treatment devices on either side of the site; draining within the 50' buffer requires the Special Permit; 715 sq. ft. of buffer impact is temporary and will be replanted. Mrs. Kimball reviewed her memo dated April 5, 2004. She noted that the site was cleared with the exception of a tree line along the marsh, and the site may have been graded. There is a concern that there may be a violation of the wetland buffer. Ms. Kimball noted that the plans do not accurately reflect the existing conditions. Mr. McMahon asks to clarify why work was started prior to plans being approved. Mr. Coronati stated a prior owner cleared the site, not the current owner. Attorney Saari stated concern over the need for NH DES Wetlands Bureau approval because the previous owner may have intruded into the buffer. Mr. Higgins recommended the Shoreline Protection Act may be involved. Mr. Griffin questioned what is the proposed recreation area. Attorney Saari stated a walking trail would show on the plans.

OPEN PUBLIC HEARING:

Ms. Eileen Nevins of 36 Ashbrook Drive introduced herself. Ms. Nevins stated she is the abutter/owner of Nevins Enterprises, LLC. She gave a brief overview of that the previous owner did clear the land and bring in fill. Her concerns are that this proposal is oversized for the lot; lighting disturbances; impact with views; upgrade to run off will affect abutters properties; and water usage of 5 units will be unreasonable.

Mr. Cody Church of 4 Hemlock East - #2 Condominium introduced himself. He was concerned with the traffic increases and density of this project for the size of the lot and neighborhood.

Mr. Henry Hubbard of 9 Hemlock Street introduced himself. Mr. Hubbard stated his concerns are the density of the proposed project; the effects it will have on the small neighborhood; wetland and environmental threats; traffic safety concerns.

Mr. Peter Olney of 39 Esker Road introduced himself as representing the abutter Meadow Pond Farms. Mr. Olney agrees the permits and State opinions must first be reviewed before hearing anymore on this application. He states concerns of the prior fill and existing erosion conditions; suggests the Board focus on the character of the district and enforce regulations.

SUSPEND PUBLIC HEARING.

Mr. Viviano asked for additional Board comments. There was varied Board discussion and the abutters made additional comments as to some questions regarding the property (i.e. the fill is a top soil mix, the lot has been flattened to the tree line, and trees removed in the gravel area). Mrs. Kimball stated concerns of missing information in order for the Board to make a comprehensive review. The Board voiced considerable concerns regarding possible local and State Wetland Buffer violations and the potential impacts on the proposed design. Mr. Coronati clarified there was dialog with the Department of Environment Services, they had not reviewed the plans, however they were not concerned with the location of the structure. Mr. Emerick **MOTIONED** to continue the Ocean Vista, LLC Applications to the May 19, 2004 Planning Board meeting subject to:

- 1) Submittal of revised plans denoting the actual existing conditions on site, including the topography lines and tree line.

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

V. CONSIDERATION OF MINUTES – MARCH 17, 2004:

Mr. Gillick **MOTIONED** to accept the minutes as written. Mr. Emerick **SECONDED. VOTE: 4 = YES / 2 = ABSTAIN** (Mr. Griffin & Mr. Higgins). **MOTION PASSES IN THE AFFIRMATIVE.**

V. CONSIDERATION OF MINUTES – MARCH 3, 2004:

Mr. Emerick **MOTIONED** to accept the minutes as written. Mr. Gillick **SECONDED. VOTE: 4 = YES / 2 = ABSTAIN** (Mr. Griffin & Mr. Sakurai). **MOTION PASSES IN THE AFFIRMATIVE.**

V. CONSIDERATION OF MINUTES – MARCH 24, 2004:

Mr. Emerick **MOTIONED** to accept the minutes as written. Mr. Higgins **SECONDED. VOTE: 5 = YES / 1 = ABSTAIN** (Mr. Griffin). **MOTION PASSES IN THE AFFIRMATIVE.**

VI. CORRESPONDENCE:

- 1) Pelham Resort Motel
121 Ocean Boulevard:

Mrs. Kimball read a letter from Mr. Charles Rage dated April 2, 2004 regarding installation of an 'in-ground' swimming pool and the concern in question of the necessity to have a Site Plan Application filed with the Planning Board. There was Board discussion and Mr. Viviano asked for additional comments. Hearing none, Mr. Higgins **MOTIONED** that a Site Plan Review is not necessary for the removal of the existing above ground swimming pool, and installation of, in the same location, an 'in-ground' swimming pool, which is no larger than the existing pool. Mr. Griffin **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

- 2) New England Parasail & Jet Craft Rental, Inc.
Operation at Hampton Harbor:

Mrs. Kimball read a letter from Ms. Lucy Sirois dated March 5, 2004 requesting the Board increase the number of jet craft and parasail boat that was stipulated in a recently approved Site Plan. There was Board discussion about the lengthy review of the Golden Corridor Site Plan. Mr. Viviano asked for additional Board comments. Hearing none, the Boards' consensus was to take no action on the request to amend condition #23 of its December 19, 2003 approval for Golden Corridor Site Plan. The Planning Board acted in good faith based on the information provided and the applicant/owner agreed to the conditions of approval. The Board understood Ms. Sirois' concerns that she owns and has operated up to eight (8) jet crafts, the Board made its December 19, 2004 approval based on the information provided by the applicant/owner, Mr. Mark Maynard. In order to change the previously approved Site Plan condition (#23) in question, the applicant/owner must file an amended site plan to come before the Board at a future date. The Board strongly recommended that Ms. Sirois contact the owner/applicant, Mr. Maynard, directly to further support her situation.

VII. OTHER BUSINESS:

Mrs. Kimball stated the deadline for the Board to apply for the Planning & Zoning Conference is April 14, 2004.

Mrs. Kimball stated the Board will notice a Public Hearing for the Impact Fees on April 28, 2004 at 7:00 p.m. in the Town Meeting room which Mr. Bruce Mayberry will attend.

Mrs. Kimball stated that she will not be able to attend the July 7, 2004 Planning Board meeting and the Board may want to consider the option of moving that meeting to June 30 or July 14, 2004.

Mr. Gillick suggested the Chairman and Mrs. Kimball discuss the possibility of adding a third Planning Board meeting per month due to the increase demand in scheduled application hearings. Mrs. Kimball will check the regulations and discuss with Mr. Viviano about formally changing the hearing procedures and address this at the April 28, 2004 meeting.

Mr. Emerick **MOTIONED** to adjourn. Mr. McMahon **SECONDED**. **VOTE: All. MOTION PASSES UNANIMOUSLY IN THE AFFIRMATIVE.**

Meeting adjourned at 10:15 p.m.

Respectfully Submitted,
Janine L. Fortini
Planning Board Secretary

Minutes as amended April 21, 2004