

HAMPTON PLANNING BOARD – MINUTES

February 16, 2005

PRESENT: Robert Viviano, Chairman
Tracy Emerick, Vice Chairman
Tom Higgins
Tom Gillick
Fran McMahan, Clerk
Jim Workman, Selectman Member
John Harwood, Town Planner
ABSENT: Keith Lessard

Chairman Viviano called the meeting to order at 7:05 PM and made introductions. The Pledge of Allegiance was then recited.

I. NEW PUBLIC HEARINGS

None

II. CONTINUED PUBLIC HEARINGS

- VII. Condominium conversion at
23 N & 16 O Streets
Map 293 Lot 130
Waivers from Subdivision Regulation Section V. Part E (detailed plan). & VII
part C (storm drainage plan)
Owner Cataldi

Mr. Ernest Cote represented the owner for these waivers. After a request for clarification from Mr. Gillick, Mr. Cote indicated that the owner had given him the authority to speak on the owner's behalf.

Mr. Cote indicated there was an encroachment on the front of the building on O Street and he had been asked to include it on the plan. Note 11 was added to the plan regarding the encroachment. Also, note 10 indicates that the Town would add and maintain the sewer line along the building. Curb cuts are also shown on the plan.

Mr. Harwood stated that since this was part of a planned subdivision, there were questions about the encroachment and the curb cuts. He indicated that Attorney Gerreauld had requested note 11 on the plan. He also indicated a memo had been received from the Department of Public Works concurring with everyone except that they would like to see any encroachment corrected when the opportunity arises. But since it is a second floor encroachment, it isn't necessary for it to be corrected at this time.

Mr. Gillick stated that removal of the encroachment appeared to be a condition of approval.

John Hangen's memo seemed to indicate the encroachment did not need to be removed.

Mr. Higgins stated that the letters from the Town Attorney and the Public Works Director appeared to be contradictory.

PUBLIC

No comment

BOARD

Mr. Gillick stated per his understanding of Town Government that the Department of Public Works, the Town Attorney and the Town Planner are all under the direction of the Town Manager. He suggests we get an opinion from the Town Manager on the encroachment issue before moving forward.

Mr. Workman indicated he suspected we would end up with Attorney Gerreault's language, since the encroachment is a matter of inches.

Mr. Gillick stated that he would support Mr. Workman's motion.

MOVED by Mr. Workman to approve the condominium conversion subject to the conditions listed in the Town Planner's letter of February 14th:

1. The present sewer main running through the property will be discontinued and owners of the property will be required to connect to new sewer lines in the street at their expense.
2. Copy of condominium documents to be reviewed by Town Planner prior to recording. Documents shall include details on private trash collection, snow removal, etc.
3. Submittal of final plan sets (7 copies), mylar, and recording fees.

SECOND by Mr. Gillick

Mr. Higgins asked if the Board had asked that driveways remain pervious. Mr. Cote indicated that the property contained 55% impervious surface.

Mr. McMahan asked how sewer abandonment was to be handled. His concern is that the Town may have some liability at some point.

Mr. Gillick described his understanding of the plan for sewer abandonment.

Mr. Workman noted that the waivers were previously approved.

VOTE: 6-0-0

MOTION PASSED

VIII. J&C Gizzi

Site Plan Review at
150 Ashworth Avenue
Map 293 Lot 73

2. Site Plan Review at 150 Ashworth Avenue

Mr. Higgins recused himself from this Site Plan Review.

Peter Saari, Ernest Cote and Joe Gizzi presented for this Site Plan Review.

Mr. Saari indicated that the Board had previously asked for additional information from Mr. Cote.

Mr. Harwood confirmed that all information requested has been provided.

PUBLIC

No Comment

BOARD

Mr. Gillick stated that Mr. Harwood's memo of February 8th indicates this is a complete application and ready to be approved subject to the conditions listed. Was this still correct?

Mr. Harwood stated that all needed variances have been voted by the Zoning Board of Adjustment and that these are noted on the plan. The new deck area on the rear/west side of the building is presently under construction. Someone had made a recommendation to keep this a pervious area. There are bits of pervious areas between the foundation and the sidewalk all around the building, but there is no other yard to provide pervious area. He suggested it be a condition of approval that all existing pervious area remain pervious.

Mr. Workman asked how parking spaces #1 and #2 in front of the building were going to enter and exit property. Mr. Saari provided another plan indicating the position of a curb cut once the Town has installed a sidewalk.

Mr. Workman stated if the curb cut is as represented on the Faye /Spofford plan provided by Mr. Saari, he has no problem with the site plan.

MOVED by Mr. Gillick to approve the plan subject to the following conditions:

1. The pervious surfaces presently found on the site shall remain pervious in perpetuity unless authorized otherwise by the Board.
2. The roof should have a contained drainage system and the nonpervious ground surfaces shall be maintained open to take on surface runoff.
3. The sketch provided by Mr. Cote with respect to curb cuts detail be included on the final plan.
4. Submittal of final plan sets (7 copies), mylar, and recording fees.

SECOND by Mr. Emerick

VOTE: 5-0-0

MOTION PASSED

III. OLD BUSINESS

None

IV. ATTENDING TO BE HEARD

1. Wendy Morre

871 Lafayette Road – Change of use

Wendy Wentworth-Morre and Aerico Morre presented. Dr. Wentworth-Morre stated that she is currently in the process of purchasing Hampton Veterinary Hospital. Her plan is to change apartment 3, currently residential, back into a commercial space.

Mr. Morre said this unit was commercial until a few years ago. They want to change it back to that commercial use.

Mr. Gillick asked what would be sold in this space.

Dr. Morre stated that pet related foods, toys, beds, etc. would be sold in the space.

Mr. Harwood asked if they would be selling pets in the converted space.

The Morre's indicated no pets would be sold, but she is planning to have an adoption program so there may be an occasional pet there that needs a home.

Mr. McMahon asked if the change would have any effect on the parking on site.

Mr. Harwood stated that the parking met requirements.

MOVED by Mr. Higgins to grant permission for the change of use

SECOND by Mr. Emerick

VOTE: 6-0-0

2. Winnacunnet High School addition update

Presenters were Fred Burlingame/Engelbach, Administrator, Paul Marinace, Architect, and John Heavysides, Civil Engineer.

Mr. Burlingame/Engelbach gave an overview of project progress. He indicated that emphasis now is on the gymnasium. It is 50% complete and scheduled to be complete in June. The 2/15/06 completion date for the whole project is on schedule. The project is within budget and the work is quality work.

Mr. Heavysides presented details of ongoing work. The parking lot has been constructed near the SAU building. The gym is under construction. The tennis courts have been built with fencing around them. This is Phase 2 of the project.

Phase 3 will be the school addition, a parking lot near the tennis courts, a fire lane around the back of the school, reconfiguring the parking in the front of the school to create a student drop off area. It will include removal of the temporary classrooms, which will allow more parking. They are planning to relocate outside freezers. There will be a new parking lot behind the Technical and ROTC buildings. There will be a new entrance to the campus.

Existing drainage on the property has been improved. He described the changes/improvements in drainage. A storm water treatment swale has been added. They are enlarging pipe and putting in an outlet wall and riprap. They are in the process of getting approvals from the state on this activity. They have also applied for a wetlands permit for a wetland area.

They are planning to have underground service for some of the utilities and removing overhead poles. Draining will be designed so there won't be runoff on the parking lot near the ROTC building. It will be a 16-foot wide entrance with a sidewalk and two 12-foot wide exits. The plan is to reconfigure the Winnacunnet Road – Park Avenue intersection.

Board members then asked a number of questions as follows:

Mr. Higgins asked if the sidewalk goes all the way to the school. Mr. Heavysides stated that it does. Mr. Higgins asked if there were plans to put a traffic light in. Mr. Heavysides stated that was not proposed.

Mr. Gillick asked if there would be both right and left turns onto Winnacunnet Road. Mr. Heavysides said that yet, there would be turns in both directions.

It was asked if Winnacunnet Road was to be widened to allow a bypass lane. No, this was not planned.

Mr. Higgins asked if busses would come in on Park Avenue. It is believed they will.

Is there a deceleration turn lane to turn east on Winnacunnet Road? No there is not.

Mr. McMahon asked if the new entrance going to be open all the time? Yes, it will. There is a gate so students can't drive through during the day. The ROTC parking area will be public and student parking.

The desired 560 parking spaces have been provided and there is potential for 29 future parking spaces.

Mr. Gillick asked if they were making sure drainage system meets Shorelands Protection Act.

Mr. Heavysides said the fertilizers being used are slow release and meet the Shorelands Protection Act. He added that hay bales were needed per the Conservation Commission. Also there were some overhanging trees near the tennis courts. The tree contractor chipped them & put them in the wetlands. They have been cleaned up to the satisfaction of the Wetlands Bureau

The Chairman thanked the group for the update.

V. CONSIDERATION OF MINUTES – FEBRUARY 2, 2005

MOVED by Mr. Workman to accept the minutes as amended

SECOND by Mr. Emerick

VOTE: 5-0-1

MOTION PASSED

VI. CORRESPONDENCE

Mr. Harwood recommended an upcoming Planning Conference. He said that it is a good conference and provides very helpful information.

Mr. Gillick indicated that it is a very informative conference. The situation with regard to planning issues changes every day.

VII. OTHER BUSINESS

None

MOVED by Mr. Emerick to adjourn.

SECOND by Mr. Gillick

VOTE: 6-0-0

Meeting adjourned at 8:00 PM.

Respectfully Submitted,
Barbara Renaud
Acting Planning Board Secretary