

HAMPTON PLANNING BOARD
Draft Minutes
February 20, 2008 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Fran McMahon, Clerk
Keith Lessard
Tom Higgins
Jim Workman, Selectman Member
Bill Faulkner
Robert Bilodeau, Alternate
James Steffen, Town Planner
Kristina Ostman, Planning Coordinator

ABSENT: Robert Viviano, Vice-Chair

I. CALL TO ORDER

Chairman Emerick began the meeting at 7:00 PM by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. CONTINUED PUBLIC HEARINGS

07-097 Ezra Real Estate LLC Continued from 12/05/07 & 01/16/08

165 Island Path
Map 280 Lot 22-2 & Map 281 Lot 43
Special Permit to Impact Wetlands to construct a duplex on the property.
Applicant: Ezra Real Estate LLC
Owner of Record: John & Ann Hangen

07-098 Ezra Real Estate LLC Continued from 12/05/07 & 01/16/08

165 Island Path
Map 280 Lot 22-2 & Map 281 Lot 43
Subdivision to create two residential lots with construction of a duplex on one lot.
Waiver request Section VII, C. Storm Drainage
Applicant: Ezra Real Estate LLC
Owner of Record: John & Ann Hangen

Applicant has requested a continuance to April 16, 2008.

MOVED by Mr. Lessard to continue both applications to April 16, 2008

SECOND by Mr. Bilodeau.

VOTE: 7-0-0

MOTION PASSED

III. ATTENDING TO BE HEARD

- Ann Carnaby – Hampton Energy Committee – Planning Board liaison & Rockingham Planning Commission grant application for Hampton “Greenfields”

Ann Carnaby – Chair of Hampton Energy Committee. Ms. Carnaby explained the role of the committee and her purpose before the Board this evening.

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The Hampton Energy Committee is submitting an application for a Phase 1 grant to explore the possibilities of converting the Town's landfill into a "Greenfield". She is requesting a letter of support from the Planning Board.

She stated that it is a very competitive selection process, and one of the factors that will carry considerable weight is the support for the project by the community and surrounding area.

She stated there is no cost for the Phase 1 study, as it is a fully funded program, and Phase 1 is all they are asking for at this point.

BOARD DISCUSSION

Mr. Emerick reiterated that she was requesting from the Planning Board a volunteer to serve on the Energy Committee and more importantly a letter of support.

Mr. Higgins volunteered to serve on the Committee.

MOVED by Mr. Faulkner to send a letter of support to the Energy Committee before the March 5th application deadline (February 29th).

SECOND by Mr. Bilodeau

VOTE: 7-0-0

MOTION PASSED

- Presentation of Route 1 Corridor Study – David Walker, Rockingham Planning Commission & Warren Bambury, Hampton RPC Commissioner

Warren Bambury introduced himself and David Walker of Rockingham Planning Commission.

Mr. Bambury is the Chairman of the Route 1 Corridor Study and explained that there are five communities that are involved in this study: Seabrook, Hampton Falls, Hampton, North Hampton and Portsmouth. This study has been in the works for several years, and its purpose is to integrate transportation improvements into new development along Route 1. This will serve as a blue print for each community to plan for the future of Route 1. This corridor study is an update of the 1988 Kimball Chase study. He noted that the RPC considers this a reverse study to the Kimball Chase one, as that study was not well received.

Mr. Walker presented itemized discussion points sheet. See attached Route 1 Corridor Study Summary Sheet (5 pages).

BOARD

Mr. Walker highlighted a "Limited Access Roadway" that would parallel US 1 along the current RR right-of-way (\$9.0 million in cost estimate). The idea behind the new road is to remove the non-local traffic from Route 1.

Mr. Higgins questioned if businesses along Route 1 would favor a new road behind them. McMahan mentioned that a new road would free up a lot of land for new development.

Discussion ensued on signalizing and upgrading the intersections along Route 1 in Hampton.

Mr. Higgins suggested that NHDOT should re-signal the existing lights along Route 1 to be flashing lights when the businesses close in the evenings. Mr. Walker responded that NHDOT does not favor blinking lights.

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Walker concluded by stating that he is requesting recommendations/ suggestions from the Planning Board to be incorporated into the study. The plan is itemized and has significant financing issues.

Mr. Higgins suggested that the monies for bus transportation be made available to other companies and not exclusively to COAST.

IV. PRELIMINARY CONSULATION

- **Smuttynose Brewing Company**
105 Towle Farm Road
Proposal: To subdivide existing lot into two lots; Lot 1 to be retained by owner and Lot 2 for the development of a brewery, restaurant/brew pub, and tasting room. The existing historic barn will be incorporated into development.

APPLICANT

Peter Egelston, Proprietor of Smuttynose Brewery, Eric Wienrieb, Altus Engineering, Steve McHenry, Architect, Terrance Parker, Terra Firma Landscape Architects.

Mr. Egelston gave a history of his brewery. He explained that the present site is not adequate even with the additions they have put on over the years. He found the Towle Farm Road property and knew that the location was where he should develop his new brewery and restaurant.

He explained that the brewery is a small craft artisan brewery, not in the league of Budweiser in Merrimack, NH or Redhook, in Portsmouth, NH. The present location is inefficient, and wasteful of energy.

Mr. Eric Wienrieb gave an overview of the site's existing features and what they have done to date regarding this project. The water source is adequate for the use - they currently use 20, 000 gallons a day, and anticipate in full production the amount would be 25, 000 gallons a day. The 3-acre site is not sewerred, however they need to tie into the sewer, and are exploring the possibilities including tying into QA Technologies. They have done a preliminary subdivision plan, which identified important site features for preservation - the views, and specimen trees. They have also identified the old right-of-way, "historic road bed", of Towle Farm Road. The wetlands buffer is 50-feet but they will be honoring the LEED requirement of a 100-foot buffer to wetlands. The current owner will retain 3 acres of the property.

Terrence Parker briefly outlined the preliminary site design elements - maintain the existing driveway, traffic will enter and exit from the new driveway and the traffic pattern will follow the old Towle Farm Road layout. They will be using BMP's for storm water with the use of bioretention areas.

Steve McHenry explained that the design of the building will be under the practice of sustainable buildings, and will have a LEED certification. The barn is the focal point and is foundation of the building design. The goal is not to camouflage the brewery, and to design it as an accent.

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Mr. Wienrieb stated that they are looking for input from the Board to assist them with the local permitting process. He inquired if they need to do a traffic impact analysis. He also noted that they hope to break ground sometime next year.

BOARD

Mr. Lessard asked if the building has LEED certification now. Mr. McHenry stated they are in the process of acquiring the certification and then explained that process.

Mr. Higgins welcomed them to Hampton and asked if the project would need any variances. Mr. Higgins asked where the entrance would be. The entrance will be from the courtyard.

Mr. Wienrieb stated that the entire plan and design meets zoning and will comply with the site plan review regulations. The building coverage will be around 25 to 30 percent.

Questions from the Board - the amount of seating for the restaurant, the size of the restaurant, the use of the courtyard and whether they will be having entertainment.

Mr. McHenry explained that the amount of seating was based on a design for a three-tiered (level) restaurant and the real amount of seating is lower than the amount stated on the plan. The courtyard has a turn around, and may have vehicular traffic. Entertainment may occur but is not presently part of the plan.

Mr. Higgins asked about expansion. Mr. Egelston explained that it is more about the functionality of the facility than the amount of Smuttynose produced.

Mr. Workman asked about the use of the relocated farmhouse. Mr. Egelston replied that they might use it for retail or office space.

After question, it was explained that an Oast house is historically the place where the hops are stored, however, the brewery's design has one internally. The Oast house will not be part of the design and was mistakenly left on the plan.

The Board requested that the applicant do a traffic impact analysis for the site, in particular paying attention to the Towle Farm Road/Exeter Road and Towle Farm Road/Drakeside Road intersections, and signalization at Exeter Road.

V. CONSIDERATION OF MINUTES of February 06, 2008

Page 2. Change the wording "paved parking" to "detailed plan" in the first sentence.

Page 2. Insert the word buffer in the first sentence of last paragraph after the word wetlands.

Page 3. Reorder the votes to reflect the following. 5-1-0 on the first two motions.

Page 4. Fifth paragraph insert the following:

Mr. Higgins mentioned the property's history with flooding problems, either from the water that crests during storm surges, or from rainwater coming from Ocean Blvd; he noted that the water flows to this property, as well as to their abutter, as they are located at the low spot on the street.

Page 5. Corrections as follow.

08-007 Bonair Ave. & Locke's Field (40, 48 & 50 Esker Drive Rear)

Re-order the vote on the first motion to reflect the following. 5-1-0.

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Insert the following motion after the first motion and vote.

MOVED by Mr. Lessard to deny the requested waiver for Detailed Plan.

SECOND by Mr. McMahon

VOTE: 7-0-0

MOTION PASSED

Page 5. Under Board Discussion. Insert the following as the first sentence.

The question as to whether this is a subdivision [one lot to five lots] then a transfer of title through lot line adjustment was asked by Mr. Higgins and Mr. Olney replied that he felt that is was not a subdivision.

Page 9. Under consideration of minutes, re-order the votes to read 5-0-1.

BOARD

MOVED by Mr. Lessard to approve the minutes as amended.

SECOND by Mr. Bilodeau

VOTE: 5-0-2 Mr. Workman & Mr. Bilodeau abstained

MOTION PASSED

VI. OTHER BUSINESS

Court Remand of 76 Kings Highway on March 05, 2008. The board members were asked by staff to visit particular streets in the seacoast area that have been re-designated from either Class V to class II and vice-versus to visualize the highway distinctions. It was decided that the directions to the site locations would be emailed to members for individual site visits.

VII. ADJOURNMENT

MOVED by Mr. Workman to adjourn.

SECOND by Mr. Faulkner

VOTE: 7-0-0

MOTION PASSED

Meeting adjourned at 09:24PM

Respectfully Submitted,

Kristina G. Ostman
Planning Coordinator