

HAMPTON PLANNING BOARD

Draft Minutes

June 4, 2008 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Mark Loopley, Clerk
Fran McMahon
Keith Lessard
Richard Bateman, Selectman Member
James Steffen, Town Planner
Candice Sicard, Planning Secretary

ABSENT:

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. ATTENDING TO BE HEARD

- Change of Use, 19 Lafayette Road

Chairman Emerick noted that the applicant withdrew their application.

- Change of Use, 7 High Street

Ehab Abdelaziz the applicant described his change of use to an ice cream shop. The previous use of the space was for a mortgage office. Mr. Higgins asked about the size of doors and a plan with measurements. There was discussion about handicap accessibility. The applicant noted that there would be no tables and chairs, just take out ice cream. There was also discussion about the lack of dimensions on the plan.

MOVED By Mr. Higgins to deny the change of use for lack of detail on the plan.

Anthony Jackson, the owner spoke in opposition of the Boards actions.

SECOND: Mr. Bateman

VOTE: 7-0-0

MOTION DENIED

- Change of Use, 448 Lafayette Road

Applicant explained her application and noted that there would be no internal or external changes. The Board requested the applicant have more detail on the plan.

Applicant will appear at the next meeting on June 18th, 2008 with a more detailed plan.

III. NEW PUBLIC HEARINGS

08-025 37 Towle Avenue

Map 161 Lot 30

Applicant: Diva Development LLC

Condo Conversion: Convert an existing two family dwelling to condominium form of ownership.

Waiver Request: V E Detailed Plan, VII C Drainage Plan.

APPLICANT

Attorney Peter Saari, Cassassa and Ryan representing the applicant. Attorney Saari explained the proposed condo conversion. Mr. Loopley asked about snow storage, Attorney Saari explained where on the plan this is shown.

PUBLIC

No Comment

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BOARD

Mr. Steffen discussed his concerns such as parking spaces and driveway width.

MOVED by Mr. Viviano to approve waiver requests V E Detailed Plan, VII C Drainage Plan.

SECOND by Mr. Loopley

VOTE: 6-1-0 **Mr. Lessard Opposed** **MOTION PASSED**

MOVED: Viviano to approve the condominium conversion with the modification of the driveway opening being no greater than 20 ft, and with conditions of the Planners Memo dated June 4, 2008.

SECOND: Mr. Loopley

VOTE: 7-0-0 **MOTION PASSED**

08-026 475 Winnacunnet Road

Map 222 Lot 106

Kathy Kaklamanos

After the fact special permit to impact town and state jurisdictional wetlands to add 80 square feet of fence and 25 square feet of concrete.

APPLICANT

Kathy Kaklamanos explained her after the fact special permit. The Board discussed the application and the decisions made by the conservation commission. Mr. Higgins was concerned that the fence was not shown on the plan.

PUBLIC

No Comment

BOARD

There was discussion about the fence being on the plan.

MOVED by Mr. Lessard to continue the application to the next meeting June 18, 2008.

SECOND by Mr. Loopley

VOTE: 7-0-0 **MOTION PASSED**

08-028 105 Towle Farm Road

Smuttynose Brewery

Map 122 Lot 1

Applicant: Sustainable Ales

Subdivision: Two Lots included

Owner of Record: Gregory & Jennifer Sancoff

08-029 105 Towle Farm Road

Smuttynose Brewery

Map 122 Lot 1

Applicant: Sustainable Ales

Site Plan Review: Brewery, Tasting Room, and Restaurant.

Waiver Request: V F. 2 High Intensity Soil Mapping

Owner of Record: Gregory & Jennifer Sancoff

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APPLICANT

Peter Eggleston, owner of Smuttynose Brewing explained his professional background the history of the company. He explained the purpose of the current plan for the brewery. He noted that efficiency was in mind when designing the facility. Terrance Parker, Terra Firma Landscape Architecture, Portsmouth explained the design of the landscape, placement of buildings, and the parking layout. He noted that having the low impact design features was one of the goals while planning the project. He noted that Towle Farm Road is the main access; company trucks will drive to the rear of the building. There will be pedestrian access and signs will highlight this. Overflow parking in case of expansion was also noted. Mr. Parker explained that rain gardens would be onsite, further increasing efficiency. Eric Weinrieb, Altus Engineering explained the subdivision application. He explained that Lot 1 would be retained by the original owner and Smuttynose has purchased the remainder of the land. He explained that the proposal meets all of Hampton's zoning requirements, and they are not seeking variances. The proposed use is light manufacturing which is an approved use of the land. He explained the site plan review also meets all of Hampton's site plan review regulations. Mr. Weinrieb also explained the sustainability aspect to the design. It was noted that the applicant is seeking LEED certification. The details of the rain garden were discussed along with utilities and looping of the waterline. The applicant is looking into working with Aquarion and possibly abutting properties about looping. Sanitary sewer service was explained as well. It was noted that they are still seeking alternatives to connecting to sewer. Steven Pernaw Civil Engineers Concord explained the traffic impact study, its findings and recommendations. Mr. Pernaw explained that the application is unique because of its mixed use, and the study was adjusted to account for each use. Mr. McMahon asked about the geometry of the intersection Mr. Pernaw explained the northbound left turn lane which is present and that there was not a need to add more lanes. Steve McHenry, McHenry Architecture gave a brief description of the building design, and showed images of the exterior design plan. The barn is to be renovated but will maintain historical features. He also explained the LEED system and what sustainable design is. Mr. Weinrieb noted that the changes from the department heads are minor. Mr. Higgins asked about the gate being closed now. It was noted that there was some unauthorized activity onsite, but the Planning Board Members would like to view the site. Mr. Higgins asked what changed since the preliminary hearing. Mr. Weinrieb explained the concerns that were addressed. Mr. Higgins also questioned turnaround and would like to see some consideration for bus and limousine parking. It was noted that the delivery of hops area would provide enough space for a drop off lane or bus parking. Mr. Higgins asked about a fence, preventing people from walking on the ledge area. It was explained that the ledge area is in the right of way and not on the property. Mr. Higgins would like to see walkway on plan wide enough for an ambulance to get in if needed. Mr. McMahon asked about the Microbrewing designation. The owner explained the designation system and that it is determined by the brewers association. Mr. McMahon asked about potential for parking expansion, and site use. Mr. Weinrieb explained why they show potential use, for future expansion. Mr. Bateman asked about food and beverage, and wondered how many seats would be involved. It was noted that there would be 288 seats. 73 seats are seasonal outdoor seating 215 year round seats. Mr. Lessard asked about how many employees would be working in the office and the applicant

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stated that it was in the notes section of the plan, and also how many people would be on each shift. Page C-1, 25 employees in office, restaurant and gift shop employees would average around 25, depending on the time of year and shift. Mr. Lessard asked about preserving the barn and where the old house would have been moved to. Mr. Eggleston didn't think they had a use for the house and where the house will go is still yet to be decided. Mr. Lessard also asked about the oast house, Mr. Eggleston noted that when the design was more finalized they decided to remove it. Mr. Lessard asked about the LEED certification and what level the applicant is looking to achieve. Mr. Lessard also asked about off gassing, fumes from processing and volatile odors, he would like to know how this is handled and if it is taken into account in LEED certification. There was discussion about spent malt and it was explained that this would probably be sold. Mr. Lessard asked about managing waste, and the dumpsters. It was stated that there is a clear path through the building to the dumpsters from the restaurant and the recycling program was also discussed. Mr. Lessard addressed noise concerns and Mr. Eggleston noted that there will be no noise outside of the facility. Mr. Higgins asked where the entrance to the other lot is located, Mr. Weinrieb explained its location. Mr. Loopley asked about the heights of the buildings, and also asked about the notes about the rain garden.

PUBLIC

Joe Hogan, trustee property 200 Exeter Road addressed his concerns and was not in favor of the application.

Bob Barney 30 Towle Farm Road addressed his concerns and was not in favor of the application.

Bob Bush, Drakes landing addressed his concerns and was not in favor of the application.

Marie Cappelo, 22 Phillbrook Terrace, explained her relationship to Mr. Eggleston, her admiration for him and was in favor of application.

Andrea Kelleher 22 addressed her concerns and was not in favor of the application.

Denise Wheeler 33 Seaview Ave. explained her relationship to Mr. Eggleston and was in favor of the application.

Betty Moore 107 Locke Road was impressed by the quality of the work presented and was in favor of the application.

Ann Caranby 54 Tide Mill Road complemented the environmental effort on behalf of the applicant was in favor of the application.

BOARD

Chairman Emerick noted that the department heads have the plans and suggested the Board take jurisdiction. Mr. Higgins noted that the plan needs to go to Unitil, Aquarion, Highway Safety, and that there may be a need for separate traffic engineer to review the study. There was discussion on the Board about taking jurisdiction and what date to continue the application to.

MOVED by Mr. Lessard to accept jurisdiction and continue the application to the July 2, 2008 meeting.

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

08-032 70 & 74 Park Ave.

Map 191 32 & 33

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Applicant: Robert A Marzinzik, Melanie & John Lovering
Lot Line Adjustment
Waiver Requests: V E Detailed Plan
Owner of Record: John & Melanie Lovering

APPLICANT

John Lovering and Robert Marzinzik explained their background and the proposed application.

PUBLIC

No Comment.

BOARD

Mr. Lessard asked why the pool was not included in the survey as a structure; the applicant noted that it is shown on the plan as pool area.

MOVED by Mr. Lessard to grant waiver request V E Detailed Plan.

SECOND by Mr. Loopley

VOTE: 7-0-0 MOTION PASSED

MOVED: Mr. Lessard to approve the lot line adjustment

SECOND: Mr. Bateman

VOTE: 7-0-0 MOTION PASSED

IV. CONTINUED PUBLIC HEARINGS

08-019 18 Riverview Terrace Continued from 05/07/08

Map 292 Lot 30

Applicant: Matthew Croteau

Condo Conversion of existing structures.

Waiver Request: Sections V E Detailed Plan and VII D Drainage

BOARD

Chairman Emerick noted the applicant has requested a continuance.

MOVED by Mr. McMahon to continue the referenced application to the August 6th, 2008 Planning Board Meeting.

SECOND by Mr. Viviano

VOTE: 7-0-0 MOTION PASSED

08-024 Lot 1 Haven Lane Continued from 05/07/08

Map 138 Lot 1

Applicants: Richard A. Bley & Ruth E. Bley Trustees

Special Permit to Impact Wetlands: Construction of access road and instillation of utilities for new community well.

Owner of Record: Richard A. Bley Revocable Trust & Ruth E. Bley Revocable Trust

BOARD

Chairman Emerick noted the applicant has requested a continuance.

MOVED by Mr. McMahon to continue the referenced application to the July 2, 2008 Planning Board Meeting.

SECOND by Mr. Viviano

VOTE: 7-0-0 MOTION PASSED

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07-037 426 High Street Continued from 04/13/07, 06/20/07, 09/19/07

Map 166 Lot 6

Applicant: Ken Sakurai

Special Permit to Impact Wetlands Conservation District to enlarge a pond, construct a barn and remove sheds.

BOARD

Chairman Emerick noted the applicant has requested a continuance.

MOVED by Mr. McMahon to continue the referenced application to the August 20, 2008

Planning Board Meeting.

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

V. CONSIDERATION OF MINUTES of May 21, 2008

BOARD

MOVED by Mr. Bateman

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

VI. CORRESPONDENCE

VII. OTHER BUSINESS

1. Appointment of new representative to the Rockingham Planning Commission
It was noted Kathy Hudson could not attend the meeting. Barbara Kravitz explained her background and interest in being a representative to the RPC.

Mark Olson explained his background and interest in being a representative to the RPC. During secret ballot vote it was decided Mark Olson would be the recommendation given to the Selectmen, Barbara Kravitz and Kathy Hudson will be suggested as alternates.

2. Royal Shores Extension.

Attorney Eileen Nevins, who represents the owners, said her clients are aware of the lack of fencing and plan to correct it. Applicant can come in with a proposal for the June 18th meeting, including an action plan to secure the site.

3. Driveway regulations.

Continued to the June 18, 2008 meeting.

4. Temporary parking lot requirements.

Continued to the June 18, 2008 meeting.

5. Baron Estates Signage- Baron & Exeter Road

The Board discussed the questionable location of the sign. It was noted that the sign was not a condition of approval and can be removed.

6. Bond Establishment – Sherburne Place

The Board noted that the Department of Public Works recommends the bond be in the amount of \$222,075.00

MOVED: By Mr. Lessard

SECOND: By Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

VIII. ADJOURNMENT

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MOVED by Mr. McMahon to adjourn.

SECOND by Mr. Loopley

VOTE: 7-0-0 **MOTION PASSED**

Meeting adjourned at 10:14 pm.

Respectfully Submitted,

Candice Sicard

Planning Secretary