

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

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

**ABSENT:** Keith Lessard

**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**

- Glenn Greenwood, Rockingham Planning Commission – Master Plan update. Chairman Emerick noted that Mr. Greenwood would be coming to the next meeting on August 20, 2008.

- Change of Use - 725 Lafayette Road #10

Mr. Loopley asked how the vehicles would be transported. The applicant noted that Autochoice is for Internet vehicle sales only. The office space would be to set up a web page and for paperwork.

**MOVED** by Mr. Bilodeau to approve the referenced change of use.

**SECOND** by Mr. Viviano

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

**III. NEW PUBLIC HEARINGS**

**08-39 71 Mooring Drive**

Map 289 Lot39

Applicants: Robert and Susan Nelson

Special Permit to Impact Wetlands: Remove one-story cottage & long asphalt driveway, replace seawall, replace cottage with 2-car garage on street level, new smaller driveway constructed with pervious material.

**BOARD**

Chairman Emerick noted that the applicant requested a continuance to the September 3, 2008 meeting.

**MOVED** by Mr. Viviano to continue the referenced application to the September 3, 2008 Planning Board Meeting.

**SECOND** by Mr. Bateman

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

**08-040 515 Winnacunnet Road**

Map 222 Lot 118-7

Applicant: David Richards

Special Permit to Impact Wetlands: Demolish existing structures, rebuild using existing footprint. Raise new structure above designated flood plain elevation and build on

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

concrete piers (14 piers, 4 feet deep in order to meet structural requirement). Footprint of existing deck will become screened porch.

**BOARD**

Chairman Emerick noted that the applicant requested a continuance to the September 3, 2008 meeting.

**MOVED** by Mr. Bilodeau continue the referenced application to the September 3, 2008 Planning Board Meeting.

**SECOND** by Mr. McMahon

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

**08-041 Timber Swamp Road**

Map 84 Lot 1

Applicant: Susanna Tetlow Dunbar

Lot Line Adjustment: Transferring 39.7(+/-) acres from Map 84 Lot 1 to Map 85 Lot 1, the remainder being a building lot to be known as Map 84 Lot 1.

**APPLICANT**

Mike Dunbar explained the proposed lot line adjustment.

**PUBLIC**

No Comment.

**BOARD**

**MOVED** by Mr. Loopley approve the referenced Lot Line Adjustment.

**SECOND** by Mr. Bateman

**VOTE:** 6-0-0 **MOTION PASSED**

**08-042 17 Barbour Road**

Map 129 Lot 1 & Map 111 Lot 1

Virginia Realty LLC

Lot Line Adjustment

Waiver Requests: V (E) Detailed Plan & VII (C) Drainage

**APPLICANT**

Attorney Peter Saari, Cassassa & Ryan, detailed the proposed Lot Line Adjustment and the Waiver requests.

**PUBLIC**

No Comment.

**BOARD**

There was discussion and the Board decided that waivers would not be needed in this application.

**MOVED** by Mr. Viviano to approve the referenced Lot Line Adjustment.

**SECOND** by Mr. Bilodeau

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

**08-043 2 & 4 Fielding Lane**

Map 194 Lot 10-1 & 10-4

Applicants: Michael P & Karyn W. Green

Lot Line Adjustment

Waiver Request: VII Storm Drainage, Topography

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

**APPLICANT**

Michael Green, Green & Company noted that it is a minor Lot Line Adjustment to allow more room for the driveway.

**PUBLIC**

Susan Scott, 376 Winnacunnet Road noted that she is concerned about drainage.

**BOARD**

No Comment

**MOVED** by Mr. McMahon to approve the Lot Line Adjustment.

**SECOND** by Mr. Bateman

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

**08-044 321 Lafayette Road**

Map 175 Lots 13 & 20

Applicant: Tropic Star Development, LLC

Site Plan Review: To construct a pharmacy and attached retail space.

Owner of Record: Galley Hatch Enterprises, LLC (Map 175 Lot 13) & John M. Tinios Revocable Trust (Map 175 Lot 20)

**APPLICANT**

Joe Coronati, Jones and Beach Engineers, Peter Saari Attorney Cassassa and Ryan, Steve Pernaw, Traffic Engineer, John Tinios and Jim Gove. Mr. Coronati explained the current use of the land. He noted the parking easements with Galley Hatch, Citizens Bank and the boarding house. Mr. Coronati detailed the current parking situation and curb cuts. He also mentioned that the applicant has been working with the church Our Lady of the Miraculous Medal to resolve existing drainage issues. Mr. Coronati explained the proposed project is to demolish the existing Hampton Cinemas and to replace it with CVS Pharmacy and retail space, explaining that in the process they would be eliminating 12000 SF of pavement. The site would also meet the parking requirements for all 4 properties. The applicant will be adding landscape buffers and eliminating 16 parking spaces in the Town right of way. Mr. Coronati explained the proposed locations of the sign, dumpster, trash compactor and drive through window for CVS. Mr. Coronati noted the drainage issues that have been addressed and also they would be adding a speed bump. Mr. Coronati said that the site does not require variances. Updated architectural drawings were handed out as Mr. Coronati explained how the building would look, and that it would not be a typical CVS, and should look somewhat colonial in styling to coordinate with the Galley Hatch. Mr. Higgins asked if they needed permission to build on Town land referring to the Galley Hatch sign. Mr. Coronati noted that the sign is existing; they are just looking to improve the entrance. Mr. Higgins asked if a lot was to be sold, noting that there is a lot line changing on the plan. Mr. Coronati explained that they are not selling a lot; they are eliminating a lot line. Mr. Higgins asked if the Galley Hatch should be included as an applicant and if approved parking was changing. Mr. Higgins asked about the sidewalks and also asked if there were any cross easements by Sanborns Candy. Mr. Viviano asked about widening one entrance and closing the other. He noted suggestions from the Route 1 Corridor Plan. Mr. Viviano read minutes from August 3, 2005. In the minutes, Mr. Viviano read that Mr. Tinios believed that a T intersection makes sense, which coincides with the Route 1 Corridor Plan. Mr. Viviano had thought that the entrance needs to be reworked. Chairman Emerick noted the lot line of the

## HAMPTON PLANNING BOARD

### Minutes

August 06, 2008 – 7:00 p.m.

town is within a few feet of the Galley Hatch building and suggested to Mr. Tinios granting to that piece of property town land, in exchanged for upgrading the intersection and squaring it off. Mr. McMahon asked about moving the building to the West so it fronts on Lafayette Road he believed that flipping parking around the building would continue the down town look of Hampton. Mr. Coronati explained that for the drive through to flow properly and the placement of the trash compactors, considering parking in the back wouldn't work. He expressed that the current layout as proposed and the applicant could work with the Town for landscaping in that area. There was discussion about enhancing downtown development. Mr. Higgins asked about drivers going onto Winnacunnet from Route 1 and the problems with that area for drivers and the entrances and exits. He also asked if the Hampton Beach sign is involved as well. The right turn lane into Galley Hatch was discussed. Mr. Steffen asked about the parking in the Town right of way, and why it is to be shown if not utilized, in front and along the side of the Galley Hatch. Mr. Coronai explained that they are not looking to change those parking spaces, and looked only at the two lots in the application. There was discussion about the parking spaces in the right of way for the Galley Hatch. Mr. Higgins asked if the application needed to go in front of the Board of Selectmen as well, there was discussion about the permission to build on Town land. Mr. Coronai noted that there is always work being done in the right of way. Mr. Bateman expressed that this is a great opportunity to change that intersection. Steven Pernaw gave an explanation of what the traffic study found. He noted that having fewer entrances is always safer, and was unsure of why they weren't lessened when the Board suggested it. There was a traffic counter in front of the site in July and he explained findings. Chairman Emerick asked if the intersection meets State regulations to justify a traffic signal. Mr. Pernaw said that you can't use a peak condition to justify a light and the traffic count was taken in July, which represents peak conditions. Mr. Higgins asked if the Galley Hatch exits were considered in the traffic count and it was verified that they were used. Mr. Tinios noted that he never opposed removing the driveway and in response to the corner turn around, only delivery trucks use that entrance. Mr. Coronati was asked to investigate the possibility of a right turn lane northbound on Route 1 at the new entrance. Mr. Higgins noted that it is hard to tell whether people are going right onto Winnacunnet Road or into the Galley Hatch and that it is dangerous, a right turn lane should be considered.

### **PUBLIC**

Father Moe, from Our Lady of the Miraculous Medal Church, neighbor, addressed some of his concerns about the application.

Chairman Emerick noted that in Route 1 Corridor Plan it suggested more back accesses to other locations and businesses so less traffic enters back onto Route 1.

Vic Lessard Timber Swamp Road, addressed his concerns about the application.

### **BOARD**

Mr. Steffen detailed his recommendations on the Planner's Memo.

**MOVED** by Mr. Higgins with the conditions of Planner's Memo dated August 6,2008, to accept jurisdiction of the referenced project and to continue the application to the September 17<sup>th</sup> Planning Board Meeting.

Mr. Tinios noted that in regards to the church there is a back shared opening and he has enjoyed the good relationship in the past and hopes to continue to do so. He also explained that having

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

customers walk further to entrances by moving the parking would be problematic, especially in the winter. Mr. Loopley wanted thought put into redesigning the intersection. There was discussion about how to take care of the intersection in the interim.

**SECOND** by Mr. Bateman

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

**IV. CONTINUED PUBLIC HEARINGS**

**08-019 18 Riverview Terrace Continued from 05/07/08, 06/04/08**

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 that the applicant requested a continuance to the September 3, 2008 meeting.

**MOVED** by Mr. Viviano to continue the referenced application to the September 3, 2008 Planning Board Meeting.

Mr. Higgins noted that the applicant should be ready to present at the next meeting otherwise a much further date will be assigned to a continuance if requested.

**SECOND** by Mr. Loopley

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

**08-037 8 & 10 Haverhill Street Continued from 07/02/08**

Map 293 Lot 144

Applicants: Joseph & Marcia Siracusa

Condo Conversion: To convert preexisting, nonconforming five rental units to five residential condominium units

Waiver Request: Detail Plan Section V. E

**BOARD:**

Chairman Emerick noted that the applicant wished to withdraw their application.

**08-028 105 Towle Farm Road Continued from 06/04/08, 07/02/08**

Smuttynose Brewery

Map 122 Lot 1

Applicant: Sustainable Ales

Subdivision: Two Lots included

Owner of Record: Gregory & Jennifer Sancioff

**08-029 105 Towle Farm Road Continued from 06/04/08, 07/02/08**

Smuttynose Brewery

Map 122 Lot 1

Applicant: Sustainable Ales

Site Plan Review: Brewery, Tasting Room, Restaurant.

Waiver Request: V F. 2 High Intensity Soil Mapping

Owner of Record: Gregory & Jennifer Sancioff

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

**APPLICANT:**

Eric Weinrieb, Altus Engineering appearing with Peter Egleston Owner of Smuttynose Brewery explained that they have worked diligently to address all of the Boards comments. The State subdivision application has been approved and a letter from Unutil showing that there is adequate power has been submitted. Mr. Higgins asked about the walkway to the front door being the same on all plans, he also asked about the details, it was noted that this is shown on the landscape plan. Mr. Pernaw commented on the Vanasse and Associates comments on the traffic count. Instead of having just a 72-hour count they decided to do a full week count. It was explained that after six months after occupancy, there may be a need for another traffic count to see if signal is warranted. Adequate sight distance is available. Mr. Higgins asked if there was a major change from the original count and the new traffic count and Mr. Pernaw explained that there were no major changes. Mr. Weinrieb explained the revised landscape plan. Mr. Loopley asked about the porous pavement recommendation, Mr. Weinrieb explained what porous pavement is and how it is implemented.

**PUBLIC:**

No comment

**BOARD:**

Mr. Steffen explained his recommendations in the planner's memo.

**MOVED** by Mr. Loopley to approve the referenced subdivision application.

**SECOND** by Mr. Bilodeau

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

**MOVED** by Mr. Higgins to approve the Waiver Request for V F. 2 High Intensity Soil Mapping.

**SECOND** by Mr. Viviano

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

There was discussion about Mr. Steffen's memo recommendations. Mr. Egleston commented on item 5 of the Planner's Memo and was concerned it would put him in a position where he has to keep paying for additional studies and wanted to constrain the parameters of this item on the memo. There was discussion about the intersection and signalization. The study six months after opening will be to report back to the Board if there are any major changes. Item 5 on the Planners Memo should be changed to delete any wording including and following "in addition to".

**MOVED** by Mr. McMahon to approve the referenced site plan review with the conditions of the planners memo dated August 6, 2008, with the referenced change on item number 5.

**SECOND** by Mr. Bilodeau

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

**V. CONSIDERATION OF MINUTES of July 16, 2008  
BOARD**

Page 3: O'Maley changed to O'Malley

**MOVED** by Mr. Bateman to approve the minutes as amended.

**HAMPTON PLANNING BOARD**

**Minutes**

**August 06, 2008 – 7:00 p.m.**

**SECOND** by Mr. McMahon

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

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

1. Bond Adjustment – Cassie Lane

There was discussion about drainage.

**MOVED** by Mr. Viviano to reduce the bond amount by \$124,143.00

**SECOND** by Mr. Loopley

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

There was discussion on the board about the “T” intersection by Route 1 and Winnacunnet Road. Mr. Viviano asked what can and cannot be done without the Board being involved. There was discussion about meeting with an applicant without Board Members. Chairman Emerick noted that any decisions need to be made at the Board meetings.

Mr. Higgins passed out an article detailing the Shoreland Protection Act noting that there was no building at all within 50 feet from the shore. There was discussion about how this will effect development of streets such as Mooring Drive.

Chairman Emerick discussed the Capital Improvements Program.

Chairman Emerick also discussed planning strategies and would appreciate input. He is planning on having a meeting next week at some point to discuss this. Mr. Bateman discussed the Charrette, and the cost associated with it.

Mr. Loopley wanted to tighten up final approval of plans. The Board discussed applicants meeting criteria and someone signing off that conditions that are met.

Mr. Bateman discussed giving the Town Planner time to plan; he noted that they cannot afford to continue to be developed by developers.

**VIII. ADJOURNMENT**

**MOVED** by Mr. Bilodeau to adjourn.

**SECOND** by Mr. Viviano

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

Meeting adjourned at 9:09 pm

Respectfully Submitted,  
Candice Sicard  
Planning Secretary