

**HAMPTON PLANNING BOARD**

**Minutes**

**September 17, 2008 – 7:00 p.m.**

- PRESENT:** Tracy Emerick, Chair  
Keith Lessard  
Tom Higgins  
Richard Bateman, Selectman Member  
Mark Loopley, Clerk  
Robert Bilodeau, Alternate  
Ann Carnaby, Alternate  
James Steffen, Town Planner  
Candice Sicard, Planning Secretary
- ABSENT:** Robert Viviano, Vice-Chair  
Fran McMahan

**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**

**III. CONTINUED PUBLIC HEARINGS**

**08-016 1048 Ocean Blvd. Continued from 04/02/08, 05/07/08, 06/18/08, 07/16/08**

Map 116 Lot 4

Applicants: Dean Koravos

Special Permit to Impact Wetlands: To remove existing dwelling and larger concrete foundation that supports the decking to construct a new dwelling.

Owner of Record: Dean Koravos

**MOVED** by Mr. Higgins to continue the referenced application to the June 3, 2009 Planning Board Meeting.

**SECOND** by Mr. Bilodeau

There was discussion about the number of continuances, the Shoreland Protection Act and its stipulations and the applicant not providing a reason for not showing up to the meeting.

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

**08-044 321 Lafayette Road Continued from 08/06/08**

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**

Mr. Higgins noted he believed that the CVS and Galley Hatch intersection should be considered as two different projects and should have been noticed differently. Chairman Emerick noted that in this case the work would likely be considered off site improvements and that all the same people would have been notified if Galley Hatch were considered a separate application. There was further discussion about making the applications separate.

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**MOVED** by Mr. Lessard to obtain a legal opinion from the Town Attorney as to whether or not the application should be considered as one or two different entities.

**SECOND** by Mr. Higgins

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

Mr. Coronati spoke about the proposed intersection changes. There was discussion about outdoor patio seating being added to the Galley Hatch. Mr. Steffen noted that they are still looking for a copy of the lease for the use of the Town land. There was discussion about talking to the Board of Selectmen prior to making any decision on the intersection. Mr. Lessard noted the applicant would be removing trees. There was discussion about the CVS site and that all parking will be off Town property. Mr. Higgins asked who is reviewing upgrades on Town property, it was noted all the people in the standard department review would review the plans. There was discussion about signaling of the intersection. There was discussion about work being done on Town land for Galley Hatch and CVS. There was discussion about the Galley Hatch sign that is to be moved forward if the intersection improvements were made. There was discussion about the reduction of parking on site because of the larger foot print, more green space and truck access to the back of the building. The new spots will meet all Town requirements.

Chairman Emerick noted that there are still some issues remaining such as the Board of Selectmen giving guidance on whether or not the application needs to be amended to add the Galley Hatch or if the Galley Hatch should be a separate application and also to get opinion of the Selectman on changes to the intersection.

**PUBLIC**

Mr. Tinios noted that at the last meeting he thought the Board wanted the intersection to be fixed for safety reasons and at this meeting there seems to be a different tone.

**BOARD**

There was discussion about the date of the continuance so the Selectman can determine the terms of lease for the Town land. Mr. Lessard asked about the July revision on page C3 on the plan and if there was a traffic study. He noted that originally there were two retail spaces shown now there are four and there was discussion on this change effecting traffic. There was discussion about the plans being sent out for review prior to the Planning Board seeing the revised plans

**MOVED** by Mr. Higgins to continue the application October 1, 2008 meeting in order to allow time for the Board of Selectmen to design lease terms for Town land and to look over the design of the proposed intersection. The intersection plan shall also be sent to the Rockingham Planning Commission for review.

**SECOND** by Mr. Bilodeau

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

**08-013 431-435 Ocean Blvd Cont. from 03/05/08, 04/16/08, 05/21/08, 06/18/08, 07/16/08, 08/20/08**  
Map 266, Lots 27 & 47

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**September 17, 2008 – 7:00 p.m.**

Site Plan Review: To demolish Riviera Motel and residential buildings. Construct a 23-unit condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh.

Applicant: Keir Family Entrepreneurs Inc.

Owner of Record: Denise Campeau & Keir Family Entrepreneurs Inc.

**08-014 431-435 Ocean Blvd** Cont. from 03/05/08, 04/16/08, 05/21/08, 06/18/08, 07/16/08, 08/20/08  
Map 266, Lots 27 & 47

Special Permit to Impact Wetlands: To demolish Riviera Motel and residential buildings. Construct a 23-unit Condominium with on-site parking and amenities. Eliminate 3,550 SF of impervious in buffer, restore wetlands along the marsh,

Applicant: Keir Family Entrepreneurs Inc.

Owner of Record: Denise Campeau & Keir Family Entrepreneurs Inc

**APPLICANT**

Appearing were Attorney Steve Ells, David Keir applicant, Joseph Coronati, Jones and Beach Engineers. The applicant noted that they have satisfied the Fire Department concerns with fire protection. Mr. Coronati explained that they marked the buffer as requested at the last meeting, and responded to Ambit's comments. There are new elevations and floor plans submitted.

**PUBLIC**

Diane Beach, 445 Ocean Blvd., addressed her ongoing concerns with the project.

**BOARD**

There was discussion about how one would visit a person living in the building, the planner's memo and the vents. There was discussion about previously brought up fire issues. A number 14 needs to be added to the Planners memo dated September 16, 2008 which states that "Wiring for smoke vents shall be adequately protected from fire."

**MOVED** by Mr. Higgins to approve the Special Permit to Impact the Wetlands with the conditions of the Conservation Commission letter dated 02-27-08.

**SECOND** by Mr. Bateman

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

**MOVED** by Mr. Bateman to approve the Site Plan Review with the conditions of the Planners Memo dated 09-16-08 with the addition of number 14 "Wiring shall be adequately protected from fire."

**SECOND** by Mr. Bilodeau

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

**IV. CONSIDERATION OF MINUTES of September 3, 2008**

Page 3: Added, "Mr. Higgins recused himself."

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

**SECOND** by Mr. Bateman

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

There was discussion about plans being sent out to department heads and without the Board seeing the revisions.

**V. CORRESPONDENCE**

**VI. OTHER BUSINESS**

- Vertical Building & Associates, J & K Street, Breckenridge Project – Site Plan Amendment Extension.

Attorney Peter Saari noted that the applicant would like an extension due to the time spent in court.

**MOVED** by Mr. Higgins to approve of the extension to expire on December 14, 2009

**SECOND** by Mr. Lessard

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

- 2009-2015 CIP

There was discussion about the current CIP

**MOVED** by Mr. Lessard to forward the CIP information to the Board of Selectmen

**SECOND** by Mr. Bateman

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

There was discussion about impact fees.

There was discussion about Shoreland Protection Act variances and what could and couldn't be granted.

There was discussion about workforce housing.

**VII. ADJOURNMENT**

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

**SECOND** by Mr. Loopley

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

Meeting adjourned at 8:58pm

Respectfully Submitted,  
Candice Sicard, Planning Secretary