

HAMPTON PLANNING BOARD

Minutes

March 4, 2009 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Robert Viviano, Vice-Chair
Mark Loopley, Clerk
Fran McMahon
Tom Higgins
Keith Lessard
James Steffen, Town Planner
Candice Sicard, Administrative Assistant

ABSENT: Richard Bateman, Selectman Member

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

- Temporary Parking Lot Approval Extension- 83-91 Ocean Blvd.
Jack Kopka appeared with Ted Sanderson and explained that they were looking for another extension of the parking lot that currently exists on the property. There was discussion about the letter submitted from Jeanne Lilienthal in regards to her concerns about water runoff. After speaking to John Price the intention is to build a berm across the back of area of the property to allow all water running down to remain on property. Currently there is a silt fence, bales of hay and sand bags, which worked 90% of the time this summer in preventing water runoff. Mr. Kopka noted that they are requesting an extension on the parking that could be conditioned to the satisfaction of the town planner, department of public works and the building department. Mr. Lessard suggested the condition be on the satisfaction of Mr. Steffen and Mr. Schultz with the advice of Mr. Price. It was also mentioned that Ms. Lilienthal being notified of the approval.

MOVED by Mr. Higgins to approve a one year extension on the parking lot located at 83-91 Ocean Blvd. subject to satisfactory prevention of storm water runoff which shall be approved by the town planner and the building inspector and with advice from the director of public works. A letter must also be sent to Ms. Lilienthal informing her of the status of the project.

SECOND by Mr. Loopley

VOTE 6-0-0 MOTION PASSED

- Sign Permit – Amanda Sharabia -105 Ocean Blvd
The application was tabled to the end of the meeting due to the applicant not being present.

III. NEW PUBLIC HEARINGS

09-008 160 Lafayette Road
Map: 202 Lot: 1
Applicant: Wallace A Shaw Sr.
Application for Subdivision
Waiver Request: Detailed Plan V.E.

APPLICANT

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Attorney Peter Saari with Casassa and Ryan represented the applicant, noting the proposed project is on a large tract of land which is commonly known as Tidewater Campground. Attorney Saari said that the applicant wanted to make provisions now while he can for his land for his children. The waiver was requested because there is nothing changing on the property. There was discussion about the driveway and the letter from the Conservation Commission.

PUBLIC

No Comment.

BOARD

Mr. Lessard said that he would like to have some of the Conservation Commission concerns satisfied prior to approving the subdivision.

MOVED by Mr. Lessard to continue the referenced application to the April 1, 2009 meeting.

SECOND by Mr. McMahon

VOTE: 5-0-1 MOTION PASSED Mr. Higgins Abstained

09-009 339 & 341 Ocean Blvd
Map: 275 Lots: 67 & 64
Applicant: Ann Marie Clemence
Lot Line Adjustment

BOARD

Chairman Emerick noted that the above referenced application is a lot merger and does not need a public hearing on a lot line adjustment.

09-010 501 Winnacunnet Road
Map: 222 Lot: 117
Applicants: David L & Elizabeth M Cargill
Site Plan Review: Building on the parcel of land east of the existing two-unit building, totaling four units with eight parking spaces.
Waiver Request: Detailed Plan V.E. Storm Drainage

APPLICANT

Ernest Cote surveyor appeared with Attorney Stephen Ells who detailed the history of the lot including the proposal to construct a second, two-family structure to the east of the existing two-family structure. There will be additional parking provided on the sight bringing the total number of spaces to eight. The proposed units will each have two bedrooms and there are renderings available to illustrate how the building will look once built. Although there is marsh close to the property, none of the proposed development will encroach on fifty foot wetlands buffer. Attorney Ells noted that the Department of Environmental Services has reviewed the project and concluded that they do not need a Shoreland Protection Permit. Once built, there will be a total of four rental units on-site. Mr. Loopley questioned the location of snow storage and it was clarified that in parking spaces four through eight the plow truck would come down the paved driveway and the snow would be pushed in an easterly direction, keeping it off the buffer. There was discussion about including the parking turning radiuses on the plan. There was discussion about the Winnacunnet Road end spaces and that although it will be somewhat

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problematic to relocate the snow, there is an eight foot set off from the building to the west and about eleven feet for the property to the east, so there should be sufficient snow storage.

Mr. Higgins asked about the paved driveway and the how far out the porch would be in relation to it. He noted that this should be shown on the plan. There was discussion about the state wetlands permit, and that it may be required for the additional parking spaces. Mr. Higgins said that he was not in favor of the storm water drainage plan waiver.

MOVED by Mr. Lessard to deny the Waiver Request: Detailed Plan V.E. Storm Drainage

SECOND by Mr. McMahon

VOTE 6-0-0 MOTION PASSED

PUBLIC

Doug Bennett- 497 Winnacunnet Road, neighbor to complemented the applicant on their property management and did not oppose to the application that is presented.

BOARD

Mr. Steffen recommended the Board include the Conservation Commission in the department review. Mr. Steffen also suggested that a landscaping plan should be provided; in particular the applicant should consider doing more plantings between the parking area and the marsh to help attenuate the storm water runoff. Mr. Steffen also discussed his other concerns as stated in the planner's memo including turn around area for vehicles, walkways and the title block of the most recent plan being updated.

MOVED by Mr. Viviano to continue the referenced application to the May 6, 2009 meeting and send the plan out for department review including the Conservation Commission.

SECOND by Mr. Lessard

VOTE: 6-0-0 MOTION PASSED

IV. CONTINUED PUBLIC HEARINGS

09-003 8 & 10 Haverhill Street Continued from 02/04/09

Map: 293 Lot: 144

Applicants: Joseph & Marcia Siracusa

Site Plan Review: To renovate existing building number eight from a two unit to a one unit building. Building number ten, existing three unit building, to remain as a three unit building with number ten second floor only to be increased by sixty nine square feet.

Waiver Request: Detailed Plan V.E.

Owner of Record: Siracusa Nominee Trust

APPLICANT

Mr. Higgins recused himself. Attorney Stephen Ells, Mr. Siracusa the applicant, Ernest Cote surveyor and Paul Demars the project architect were present. Attorney Ells described the history of the property and noted that currently the applicant is looking to renovate the existing building (number eight) from a two unit to a one unit building. The Board voted to send plans out for

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review by police department, fire department and Hampton Beach Area Commission. Attorney Ells said that there was a good meeting with HBAC held last week and that they should soon be providing the Board with a letter of support. Attorney Ells addressed the issue of drainage impact and in response to the previous meeting NH Soil consultants prepared a report on the drainage impact. Mr. Lessard asked if the applicant intended on continuing the lease of the four off-site parking spaces. The applicant said that so long as the spaces are economically viable for them to keep then they will retain the lease of the four spaces.

PUBLIC

No Comment.

BOARD

Mr. Lessard asked about soil types and why this is not on the plan but in the report on drainage and the applicant agreed to add this information on the plan. Mr. Steffen reviewed his planner's memo noting his main concern was that the applicant provides a fire narrative from a NH licensed fire protection engineer showing compliance with current codes prior to issuance of a building permit.

MOVED Mr. Viviano to approve the referenced application, plan number 3-98-5660, with the conditions listed in the planners memo.

SECOND Mr. McMahon

VOTE 5-0-0 MOTION PASSED

V. CONSIDERATION OF MINUTES of February 18, 2009.

MOVED by Mr. Higgins to approve the February 18, 2009 minutes.

SECOND by Mr. Loopley

VOTE: 5-0-1 MOTION PASSED Mr. Lessard Abstained

VI. CORRESPONDENCE

- Mark Olsen appeared on behalf of the Rockingham Planning Commission to present a 400 page document on innovative land use planning techniques which were created in order to encourage sustainable development.

VII. OTHER BUSINESS

- Bond reduction request – Baron Estates, 111 Exeter Road
Mr. Steffen noted that there is partial sign-off on this, Ambit has signed off but public works as not.

MOVED by Mr. Viviano to approve the bond reduction request for the above referenced property with the condition that the Department of Public Works also signs off on the reduction request.

SECOND by Mr. Loopley

VOTE 6-0-0 MOTION PASSED

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- Sign Permit – Amanda Sharabia -105 Ocean Blvd
Ms. Sharabia described her proposed sign. There was discussion about the sign needing to be set back four feet as detailed in the zoning ordinance.

MOVED by Mr. Lessard to approve the sign permit with the condition that the applicant resubmit a drawing showing the four foot setback to the Town Planner, who will review and write a memo to the building department in support of granting the sign permit.

SECOND by Mr. Viviano

VOTE: 6-0-0

MOTION PASSED

VIII. ADJOURNMENT

MOVED by Mr. Viviano to adjourn.

SECOND by Mr. Higgins

VOTE: 6-0-0

MOTION PASSED

Meeting adjourned at 8:07 pm

Respectfully Submitted,
Candice Sicard
Administrative Assistant