

HAMPTON PLANNING BOARD

Minutes

March 18, 2008 – 7:00 p.m.

PRESENT: Mark Loopley, Chairman
Fran McMahon, Vice Chairman
Tracy Emerick
Robert Viviano
Richard Bateman, Selectman Member
Keith Lessard
James Steffen, Town Planner
Candice Sicard, Administrative Assistant

ABSENT: Mark Olsen, Clerk

I. ELECTION OF OFFICERS

Mr. Bateman moderated the election of officers.

MOVED by Mr. Viviano to nominate Mr. Loopley for Chairman of the Board.

SECOND by Mr. Lessard

VOTE 5-0-1 MOTION PASSED Mr. Loopley Abstained

MOVED by Mr. Lessard to nominate Mr. McMahon for Vice Chairman of the Board.

SECOND by Mr. Emerick

VOTE 5-0-1 MOTION PASSED Mr. McMahon Abstained

MOVED by Mr. Lessard to nominate Mr. Olsen for Clerk of the Board.

SECOND by Mr. Emerick

VOTE 6-0-0 MOTION PASSED

Mr. Bateman thanked Mr. Emerick on behalf of the Board for his hard work as Chairman.

II. CALL TO ORDER

Chairman Loopley led the Pledge of Allegiance to the flag.

III. ATTENDING TO BE HEARD

- Change of Use - 159 Ashworth Ave

The applicants John and Paula White noted that they are interested in opening stained glass store in their home. Mr. Lessard asked if a handicap entrance is necessary. Mr. White said that he would soon be meeting with the building department about this and if a ramp was necessary he would not be opposed to installing one. Mr. White noted that there will be no physical changes; the only thing changing would be the living room becoming a gift shop. The Board informed the applicants that if they were to use the living room again as residential it would require another change of use application in the future. Mr. Lessard noted they need a floor plan showing the proposed use, dimensions and door widths of the rooms. Mr. McMahon asked if they could describe the sign, and

HAMPTON PLANNING BOARD

Minutes

March 18, 2008 – 7:00 p.m.

the applicant noted that it would not be illuminated, but they are aware of the ordinance regarding signs. Mr. Lessard asked where the location of the sign would be and Mr. White noted it would be in the entry way of the porch; the sign would be parallel to O Street.

MOVED by Mr. Lessard to approve the change of use with the condition the applicants furnish the Planning Office a floor plan showing dimensions of the interior spaces and door widths.

SECOND by Mr. McMahon

VOTE 6-0-0 MOTION PASSED

- Change of Use - 12 High Street

The applicant Sarah McMahon informed the Board that she would like to open a massage clinic. Mr. McMahon wanted to note that he has no relation to the applicant. Ms. McMahon said that she is currently updating the sink and the wall handle in order to become ADA Compliant. Her proposed hours of operation are 8:00am- 8:00pm, but the hours will greatly depend on the staffing that she hires to rent the space. Mr. Lessard asked if she would be selling any retail items and Ms. McMahon confirmed that she would be.

MOVED by Mr. Viviano to approve the change of use.

SECOND by Mr. Bateman

VOTE 6-0-0 MOTION PASSED

- Change of Use – 32 Depot Square

The applicant Mr. Boucher noted that the barber shop left prior to him taking over the building and the space has been vacant since then. He noted that because there is a pastry program at the school it made sense to create a pastry shop in the open space of the former barber shop. The plan he provided to the Board was created prior to the closing on the property but there have been some modifications including penciling in lined spaced for parking. Mr. Boucher said that they checked the line from the out building to the edge (west side) to the rail road track and the distance was 22 ft. Mr. Boucher said that the deck is planning to have seating as a place to sit with pastry and cup of coffee. His proposed hours of operation will be from 12:00pm – 8:00pm. He did note that in the summer time they might sell gelato. Mr. Boucher said that interior sketch is not to scale but if needed he will provide one. He also noted that the foot print and entrance are the same but is trying to reverse the door so it swings out, there will also be about 14 seats in the pastry shop. Mr. Viviano asked if the parking is interchangeable. There was discussion about when the pin was found and the second set of train tracks. Mr. Viviano asked Mr. Steffen if there was enough parking and this was confirmed. Mr. McMahon was concerned that since the parking spaces are not shown to scale there is no way of seeing how a car would maneuver in the lot. There was discussion about the adjacent auto parts store that was approved to be condominiumized and the Board wanted to confirm that this is not the parking that will be used. Mr. Boucher said that he has enough space for two rows of parking including the isle width. There was discussion about cross

HAMPTON PLANNING BOARD

Minutes

March 18, 2008 – 7:00 p.m.

easements on the property and that the applicant should look into this. Mr. Lessard requested a copy of the parking calculation. Mr. Steffen said that this was generated from the Building Department was based on the requirements for professional office service. There was also discussion about the three parking spaces by the gazebo are not shown. Mr. Viviano wanted to make the parking very clear since there are outstanding questions of parking in that space

MOVED by Mr. Viviano to approve the change of use with the condition that the applicant furnish the Planning Office with an updated plans, which shall include the all plans and information contained thereon being to scale, the reserved parking spaces for the pastry shop, and the dumpster location. The Board has also requested that the cross easements are investigated.

SECOND by Mr. Lessard

VOTE 6-0-0 MOTION PASSED

- Change of Use- 109 Ocean Blvd

It was noted that this will be heard with the site plan review application below.

IV. CONTINUED PUBLIC HEARINGS

09-005 109-111 Ocean Blvd Continued from 02/04/09

Map: 290 Lot: 56

Applicant: Puritan LLC

Site Plan Review: A small addition on the front of the building to allow for new retail space on the ground floor and decks for the Inn on the 2nd and 3rd floors.

Waiver Request: Section V.E. - Detailed Plan

APPLICANT

Joseph Coronati from Jones and Beach Engineers appeared with the applicant Mr. Belanger. Mr. Coronati noted that since they last appeared at a meeting the plan was sent out for department review. Mr. Belanger said that the change of use is to add a retail component to the first floor only. There was discussion about the oil tank and it was clarified that the tank is above ground. There was discussion about the stairs, it was noted that the building is at grade, and there are no stairs in the front. Mr. Belanger said that the diagram many appear to have stairs but the computer rendition is showing the foundation (frost wall) and the building is completely assessable. There was discussion about the doors. Mr. Belanger said that that the HBAC went over a list of concerns because they were looking for more detail such as a change in siding and lighting, which they have agreed to appease.

PUBLIC

No Comment.

BOARD

No Comment.

MOVED By Mr. Emerick to grant the waiver request for Section V.E. - Detailed Plan

SECOND By Mr. Bateman

HAMPTON PLANNING BOARD

Minutes

March 18, 2008 – 7:00 p.m.

VOTE: 6-0-0 MOTION PASSED

MOVED by Mr. Emerick to approve the change of use.

SECOND by Mr. Viviano

VOTE: 6-0-0 MOTION PASSED

MOVED by Mr. Emerick to approve the site plan application, plan number 08224 with the conditions/ stipulations listed in Planners Memo dated March 18, 2009 and that no work be completed between the dates of 06/15/09 – 09/20/09 (or after the Seafood Festival)

SECOND by Mr. Bateman

VOTE: 6-0-0 MOTION PASSED

V. CONSIDERATION OF MINUTES of March 4, 2009

Page 2: Added “ there was discussion about including the parking turning radiuses on the plan”

MOVED by Mr. Viviano to approve the minutes of the 03/04/09 meeting as amended.

SECOND by Mr. Emerick

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

VI. CORRESPONDENCE

There was a formal withdrawal of the outstanding CVS options, although they are alerting the Board that they may be coming back with revised plan showing the Galley Hatch driveway off of Lafayette Road being relocated southerly a certain distance.

Mr. Bilodeau wrote a letter of interest to the board to extend his term as an alternate.

MOVED by Mr. Viviano to appoint Mr. Bilodeau as an alternate to serve a three year term, expiring in 2012.

SECOND by Mr. Emerick

VOTE 6-0-0 MOTION PASSED

VII. OTHER BUSINESS

Submitted to the Board was a letter requesting an extension for the approval of the property located at 31-33 Ocean Blvd.

MOVED by Mr. Emerick to approve the one year extension which will expire on March 26, 2010.

SECOND by Mr. Lessard

VOTE 6-0-0 MOTION PASSED

Mr. Steffen explained that for the next chapter update of the Master Plan he is recommending the Board do the natural resources chapter. He noted since it hasn't been updated since 1995, and through the NROC process the Board received a grant to do an open space / conservation land

HAMPTON PLANNING BOARD

Minutes

March 18, 2008 – 7:00 p.m.

inventory to update current mapping which should tie in very well with the update. He further noted that the RPC has a new senior planner who has drafted the project scope and would like to meet with the Board next month. There was discussion about RPC and the new contract terms, Mr. Steffen also indicated that Mr. Sinnott has said that the community facilities section will be delivered by April 15, 2009.

Mr. Loopley suggested that at next meeting members bring in strategies or goals to work towards within the next year.

There was discussion about making the change of use application requirements more clear.

Mr. Lessard discussed his frustration with getting project materials such as the Planner's Memo the day of the meeting and the Board would like to see all memo's or application materials including reviews 24 hours prior to the meeting.

VIII. ADJOURNMENT

MOVED by Mr. Emerick to adjourn

SECOND by Mr. Lessard

VOTE: 6-0-0 Motion Passed

Meeting adjourned at 8:30pm

Respectfully Submitted,
Candice Sicard, Administrative Assistant