

HAMPTON PLANNING BOARD

Minutes

September 16, 2009 – 7:00 p.m.

PRESENT: Fran McMahon, Vice-Chair
Tracy Emerick
Mark Olson, Clerk
Robert Bilodeau, Alternate
Richard Bateman, Selectman Member
Candice Sicard, Administrative Assistant

ABSENT: Mark Loopley, Chair
Robert Viviano
Keith Lessard
James Steffen, Town Planner

I. CALL TO ORDER

Vice Chairman McMahon 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

- 58 Winnacunnet Road- Change of Use
The applicant Debra Esteves explained that the proposed change of use was for the second floor of the building, changing it from an office space to a residential unit.
MOVED by Mr. Emerick to approve the above listed change of use
SECOND by Mr. Bilodeau
VOTE **5-0-0** **MOTION PASSED**

- 100 Ashworth Avenue – Change of Use
The applicant Barry Weymouth appeared and detailed the proposed change of use, noting he is looking to change his current office into a studio apartment.
MOVED by Mr. Emerick to approve the above listed change of use.
SECOND by Mr. Bateman
VOTE **5-0-0** **MOTION PASSED**

- Julie LaBranche – Natural Resources Chapter Update
Ms. LaBranche did not attend the meeting but Mr. McMahon noted that on October 7, 2009 there will be a public hearing on the Master Plan Updates.

III. NEW PUBLIC HEARINGS

IV. CONTINUED PUBLIC HEARINGS

09-007 **4 Chase Street Continued from 02/04/09, 02/18/09, 04/01/09, 04/15/09, 06/17/09, 07/01/09**
Map: 274 Lot: 57
Applicant: STM Trust c/o James Monagle
Special Permit to Impact Wetlands: Removal of existing structure and

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reconstruction of the dwelling. Increase height of structure to accommodate two additional levels.

APPLICANT

James Monagle the applicant appeared with Sergio Bonilla of NHSC and explained the history of the project, and the proposed special permit. It was noted that rain gardens are to be installed. There was discussion about the Conservation Commission memos and their proposed stipulations, which the applicants were in agreement with.

PUBLIC

No Comment

BOARD

No Comment

MOVED by Mr. Emerick to approve the above listed special permit with the conditions of the Conservation Commission memos dated 08/26/09 and 1/28/09 and that the applicant obtains all necessary state and federal permits

SECOND by Mr. Bateman

VOTE **5-0-0** **MOTION PASSED**

09-035 Witch Island Way Continued from 08/05/09

Map: 183 Lot: 1

Applicant: Witch Island Condominium Association.

Site Plan Review: to construct six condominium units within the previously approved Witch Island Condominium project.

Owners of Record: Jesse Anderson, Wendy Heslin, Mark & Jill Bauer, Linda & Holly Richard, Robert & Amy Agnew, Polly Goldcamp & Amy Agnew, George Wygant, Laurie Felter, Robert & Virginia A Felter, Charlotte Bauer

09-037 Witch Island Way Continued from 08/05/09

Map: 183 Lot: 1

Applicant: Witch Island Condominium Association.

Special Permit to Impact Wetlands: to construct six condominium units within the previously approved Witch Island Condominium project.

Owners of Record: Jesse Anderson, Wendy Heslin, Mark & Jill Bauer, Linda & Holly Richard, Robert & Amy Agnew, Polly Goldcamp & Amy Agnew, George Wygant, Laurie Felter, Robert & Virginia A Felter, Charlotte Bauer

BOARD

Mr. McMahon noted that the applicant requested a continuance to the 10/21/09 meeting

MOVED by Mr. Emerick to continue the referenced applications to the 10/21/09 meeting

SECOND by Mr. Bateman

VOTE **5-0-0** **MOTION PASSED**

09-036 865 Lafayette Road Continued from 08/05/09

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Map: 71 Lot: 14

Applicant: William Sullivan / Hampton Vision Center

Site Plan Review: Install 30' x 50' addition with necessary site improvements.

Waiver Request: VII. B. 1

Owner of Record: Quayle / Congdon, Inc

APPLICANT

Mr. Emerick recused himself. There was discussion about the most recent plan set. Alex Ross of Ross Engineering appeared with Stephen Lorentzen and detailed the minor changes to the plan. Mr. Lorentzen responded to Ambit Engineering's review comments, and he presented a list of issues and clarifications that corresponded to that review. There was discussion about the catch basin not being suitable for the proposed pipe cover, it was noted that the applicants are taking this suggestion under advisement. Mr. Ross stated that all of the water will be handled onsite. The parking requirement waiver request was also discussed.

PUBLIC

No Comment

BOARD

Mr. Ross noted that he has had limited time to respond to the review from Ambit, but that most of the suggestions would be relatively easy to incorporate. He also noted that they inquired with the DOT about whether the site needs a driveway permit and they have not yet responded.

MOVED by Mr. Bateman to approve the waiver request VII. B. 1 in reference to keeping the accurate intent of the plan comments and solutions within the guidelines proposed. The approval shall comply or have resolved the review comments from Ambit Engineering.

SECOND by Mr. Bilodeau

VOTE 4-0-0 MOTION PASSED

MOVED by Mr. Bateman to approve the above listed site plan review with the following conditions / stipulations

1. The Board defines "active and substantial" for the purposes of RSA 674:39 as after construction and completion of basic infrastructure to support the development (foundation walls and footings; driveways, parking areas to a minimum of gravel base; and utilities placed in underground conduit ready for connection to the building); drainage improvements and installation of all erosion and sedimentation control measures.
2. If necessary a driveway permit shall be obtained from the Hampton DPW prior to issuance of a building permit.
3. An inspection fee escrow shall be established with the Town in the amount of \$2,500.00 for engineering inspections prior to a building permit being issued.
4. Installation of monumentation per final plan set and submittal of Certificate of Monumentation.

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5. Prior to final approval, the applicant shall submit six (6) paper copies of the final plans, recordable Mylar, and applicable recording fees.

SECOND by Mr. Bilodeau

VOTE

4-0-0

MOTION PASSED

09-039 65 Lafayette Road Continued from 08/19/09

Map: 236 Lot: 1

Applicant: Brayton Energy, LLC

Site Plan Review: Construct a 12,250 square foot light manufacturing facility.

Owner of Record: 65 Lafayette, LLC

APPLICANT

John Karp representing Brayton Energy appeared and commented on the departmental reviews. There was discussion about the Fire Department review and their concerns of the permeable surface on site being able to support the weight of the fire apparatus. Mr. Karp confirmed that the weight can be supported on this surface, as the weight of a tractor trailer needs to be supported in order to support their planned truck traffic. Mr. Karp described the new septic system. He also noted that he will be obtaining a driveway permit for the site. Downward deflected lighting was also discussed.

PUBLIC

No Comment

BOARD

Mr. Olson asked if the engineer of record was prepared to sign the plan, and Mr. Karp said that if this is necessary he will renew his PE stamp for the plan. It was noted that the plan must conform to the Registry of Deeds requirements prior to recording.

MOVED by Mr. Emerick to approve the above listed site plan review with the following conditions / stipulations:

1. The Board defines “active and substantial” for the purposes of RSA 674:39 as after construction and completion of basic infrastructure to support the development (foundation walls and footings; driveways, parking areas to a minimum of gravel base; and utilities placed in underground conduit ready for connection to the building); drainage improvements and installation of all erosion and sedimentation control measures.
2. A driveway permit shall be obtained from the NH DOT prior to issuance of a building permit.
3. An inspection fee escrow shall be established with the Town in the amount of \$2,500.00 for engineering inspections prior to a building permit being issued.
4. Prior to final approval, the applicant shall submit six (6) paper copies of the final plans, recordable Mylar, and applicable recording fees.

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SECOND by Mr. Bilodeau

VOTE 5-0-0

MOTION PASSED

V. CONSIDERATION OF MINUTES of September 2, 2009

MOVED by Mr. Emerick to approve the minutes as submitted

SECOND by Mr. Bateman

VOTE: 4-0-1

MOTION PASSED Mr. Bilodeau abstained

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- 2010-2016 Capital Improvements Program Summary Report

Mr. Emerick said that though this agenda item was discussed at the previous meeting it needed to be voted on in order to move forward.

MOVED by Mr. Emerick to forward the final CIP summary to the Board of Selectmen and the appropriate department heads.

SECOND by Mr. Bateman

VOTE 5-0-0

MOTION PASSED

- Master Plan Chapter Update – Community Facilities

Mr. Sinnott appeared and detailed the changes to the Community Facilities section. It was noted that he would be producing a final draft for the public hearing on 10/07/09 and make this available to the Planning Office for public inspection. He noted that one of the most important comments was establishing a long range facilities planning committee. There was discussion about the permanent building committee and if these two entities could be tied together. Mr. Sinnott said that further changes include 2009 school enrollment figures.

- Floodplain language in Site Plan and Subdivision Regulations

It was noted that this would be discussed at a later time, due to the Planner being absent.

VIII. ADJOURNMENT

MOVED by Mr. Emerick

SECOND by Mr. Bilodeau

VOTE 5-0-0

MOTION PASSED

Meeting adjourned at 8:39 pm

Respectfully Submitted

Candice Sicard, Administrative Assistant