

HAMPTON PLANNING BOARD

Minutes

January 6, 2010 – 7:00 p.m.

PRESENT: Mark Loopley, Chair
Fran McMahon, Vice-Chair
Mark Olson, Clerk
Tracy Emerick
Richard Bateman, Selectman Member
Robert Viviano
Keith Lessard

ABSENT: James Steffen, Town Planner

I. CALL TO ORDER

Chairman Loopley 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

PUBLIC HEARING - ZONING ORDINANCE AMENDMENTS

BOARD

Mr. Olson noted that the Board has continued to consider zoning amendments regarding Article II (Use Regulation and Districts) and Article XVIII (Solar Panels Ordinance). The minor wording changes since the last public hearing were discussed.

PUBLIC

No Comment.

MOVED by Mr. Viviano to send the proposed zoning ordinance amendments to the ballot.

SECOND by Mr. Emerick

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

III. NEW PUBLIC HEARINGS

10-001 **61 Lafayette Road**
Map: 236 Lot: 2
Applicant: Allen Cummings
Special Permit to Impact Wetlands: Replace failing septic system with state of the art technology.

APPLICANT

Eric Weinrieb from Altus Engineering appeared on behalf of the applicant and detailed the special permit application. Mr. Weinrieb explained that the septic system has been failing for some time and needs to be corrected. Mr. Weinrieb said that he had met with the State Wetlands Bureau before deciding on a design approach. The treatment system was detailed. Parking and turning radius were also discussed. Mr. Lessard questioned the

maintenance of the property and mentioned floating trash in the marsh previously onsite. There was discussion about the current failing system, and its pollution and impact to the wetlands. The Board asked about monitoring the system so it will not fail in the future. Mr. Weinrieb said that the proposed system is state of the art and that it will help correct any pollution problems immediately once installed.

PUBLIC

No Comment

BOARD

Mr. Weinrieb said that the applicant wants to take care of this failing system as soon as possible. There was discussion about the Conservation Commission letter, and the fourth stipulation where storing all construction materials outside of the 50 foot buffer is mentioned. Mr. Weinrieb said that at this particular site it would be difficult to do as the property is directly next to the marsh. Mr. Weinrieb said if approved the system would be built in a matter of two weeks maximum.

MOVED by Mr. Lessard to approve the above referenced special permit with the condition that the applicant provides the Planning Office with site specific operation and maintenance procedure for the new septic system, and with the conditions / stipulation listed in the Conservation Commission letter dated 12/23/09

SECOND by Mr. Emerick

VOTE

7-0-0

MOTION PASSED

10-002

238 Woodland Road & 12 Great Gate Drive

Map: 77 / 78 Lot: 7 / 11-1

Applicant: Carl & Kimberly Brytz & David Murray

Lot Line Adjustment

Waiver Request: Section V. E. Detailed Plan

APPLICANT

Surveyor Ernest Cote appeared on behalf of the applicants and detailed the purpose of the lot line adjustment. It was noted once the lot line is completed Mr. Murray's lot size would increase. It was noted that the shed on the plan is to be removed. The grade onsite was discussed.

PUBLIC

No Comment.

BOARD

No Comment

MOVED by Mr. Viviano to approve Waiver Request: Section V. E. Detailed Plan

SECOND by Mr. Emerick

VOTE

7-0-0

MOTION PASSED

MOVED by Mr. Emerick to approve the above referenced lot line adjustment.

SECOND by Mr. Lessard

VOTE

7-0-0

MOTION PASSED

10-003 **743 Exeter Road Hampton & 52 Hampton Road, Exeter**
Map & Lot Hampton: 6 / 16
Map & Lot Exeter: 6 / 7
Applicant: Tuck Realty Corp
Lot Line Adjustment
Owner of Record: Jesse & Stephanie Lafreniere

APPLICANT

John Krebs from Tuck Realty appeared and detailed the proposed lot line adjustment.

PUBLIC

No Comment.

BOARD

No Comment.

MOVED by Mr. Viviano to approve the above listed lot line adjustment.

SECOND by Mr. Emerick

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

IV. CONTINUED PUBLIC HEARINGS

09-055 **23 Falcone Circle Continued from 12/02/09**
Map: 40 Lot: 4
Applicant: Asset Title Holding, Inc.
Subdivision
Waiver Request: Section V.E., 7-10, 12 & 14

APPLICANT

Corey Colwell from MSC Civil Engineers and Land Surveyors appeared and detailed the changes to the subdivision. The Board spoke about the waiver requests and Mr. Colwell talked about erosion during construction. Mr. Colwell said that building the driveway on grade will not prevent runoff from going off the lot. There was further discussion about storm water runoff and the Conservation Commission's concerns.

PUBLIC

Steve Nadeau – 19 Falcone Circle appeared and detailed his concerns with drainage and the waiver requests. He mentioned that he had recently been the Conservation Commission Meeting where he voiced his opinions as well about storm water runoff to his property.

BOARD

Mr. Lessard spoke about drainage in town and other waiver requests that have been granted in the past.

MOVED by Mr. Emerick to send the above referenced project out for engineering review and continue the application the February 3, 2010 meeting.

SECOND by Mr. Lessard

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

V. CONSIDERATION OF MINUTES of

December 2, 2009

MOVED by Mr. Lessard to approve the 12/02/09 minutes as submitted

SECOND by Mr. McMahon

VOTE: 6-0-1 Mr. Bateman Abstained MOTION PASSED

December 16, 2009

Page 1: Date changed in header to 12/16/09

MOVED by Mr. Emerick to approve the minutes with the referenced amendment.

SECOND by Mr. Viviano

VOTE: 6-0-1 Mr. Lessard Abstained MOTION PASSED

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- Mr. Emerick spoke about the proposed legislation for the beach precinct creating their own planning and zoning boards. There was discussion about upcoming hearings regarding the proposal and what the implications would be for building and zoning if it were to become law. The Board did not agree with the proposed legislation and hoped that citizens would speak out against this bill.

VIII. ADJOURNMENT

MOVED by Mr. Emerick

SECOND by Mr. Viviano

VOTE 7-0-0 MOTION PASSED

Meeting adjourned at 8:13 pm

Respectfully Submitted

Candice Sicard, Administrative Assistant