

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**December 19, 2012 – 7:00 p.m.**

**PRESENT:** Fran McMahon, Chair  
Mark Olson, Vice Chair  
Tracy Emerick  
Rick Griffin, Selectman Member  
Keith Lessard  
Brendan McNamara, Clerk  
Jamie Steffen, Town Planner

**ABSENT:** Mark Loopley

**I. CALL TO ORDER**

Chairman McMahon began the meeting at 7:00 p.m. by introducing the Board members and leading the Pledge of Allegiance to the flag.

**II. ATTENDING TO BE HEARD**

- Ted Vrettos - Preliminary Conceptual Consultation for a proposed building addition – 82-86 Tide Mill Road

Mr. McMahon stated this is a preliminary consultation, not a formal application. This is to get feedback from the Planning Board, but no action will be taken.

Mr. Vrettos, the landowner, along with architect Paul Bourbeau appeared. Mr. Vrettos stated that they went before the Conservation Commission over a year ago for their feedback on a proposed expansion for the property. More space is needed at this time. They would like to keep their business Hampton. Tom Moulton is the abutter and he leases there as well. They have come to terms with him for combining lots. He indicated that he could not be there tonight, but he will write a letter or come to a future meeting. There is an issue with the buffer/wetlands. Mr. Vrettos stated he believed that the Conservation Commission at the time seemed favorable to proposal. Mr. Vrettos showed the plan to the Board. He stated 32,100 SF addition would be constructed on Mr. Vrettos' land. Brazonics needs this land to expand its business. A smaller building (approx. 2,500 SF) will be removed. The new structure will be attached to Brazonics manufacturing facility. The leases are expiring in 2016 (or sooner). This is Industrial zoned land. He is not sure what legally would have to be done—potentially form an LLC to accomplish this.

Mr. Emerick told the Mr. Vrettos that he should approach the owners of the soccer arena whom may be of some help.

Mr. McMahon recalled going on the site walk with the Conservation Commission a year or so ago. He stated that the applicant will need to address the Conservation Commission's issues - there were several things that came up at the time. Going into the buffer was discussed in more detail.

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Mr. Lessard asked what type of manufacturing plant it is. Brazonics work with aircraft carriers. They work with Boeing and the US government. Mr. Lessard discussed sewer treatment problems that Brazonics may have had in the past. There was a chemical issue in the past.

Mr. Lessard asked about increased parking. Mr. Vrettos discussed required parking and that it can be worked out. Mr. Lessard discussed headlights shining into backyards on Tide Mill Road properties. Mr. Emerick discussed existing tree buffers and stockade fencing.

Two abutting zoning districts have been dealt with in the past per Mr. Emerick. Mr. Lessard asked about loading / unloading. The architect said the current building on the site will stay as the primary docking facility. Nothing changes on that building. The new building is for manufacturing. No docking requirement is needed for that part of the building. There will be no shipping and receiving. Mr. Lessard stated noise and odor will need to be addressed.

Mr. Vrettos said the noise now is minimal. Mr. Bourbeau said there would be a buffer going back to the other side, which is residential, so he believes the new 30,000 square foot addition will be buffered.

Mr. Lessard asked about wetlands mitigation. Mr. Vrettos said he received a negative response to that in the past. Wetlands will not be altered. There was a mitigation plan and the Conservation Commission stated they don't want that. Once you get into wetlands, you want to avoid that per Mr. McMahon. The new building is a little over 2,000 SF.

Mr. McNamara asked about the adjoining building. There would have to be a fire break per Mr. Lessard. A zero lot line variance was discussed and Mr. Emerick stated that that is not needed as the lot line will be eliminated. Mr. Lessard asked if this opens the application to site plan review. It was noted "yes", if it is a merged lot.

Mr. Emerick asked about the hammerhead turnaround. Mr. Emerick stated it should be a permeable surface.

Mr. McMahon asked about employment. Mr. Vrettos stated he believes it will not increase employment by much. They need more space for current equipment.

Access was discussed. It was explained that employees use that entrance/exit. Employees must turn left. Mr. McMahon asked how they come in and if they will be using Tide Mill Road.

Mr. Lessard asked if flipping the parking around could occur. He's worried about lights. Mr. Bourbeau said on existing buildings there is head-in parking and relocated it along the fenced line. Additional parking is not needed for any additional employees. It's re-allocating spaces because of square footage. You're cutting down on the canopy per Mr. Lessard.

Mr. Bourbeau said having residential neighbors is appreciated with regard to this property. Mr. Emerick stated they should meet with the neighbors. Neighbors having a parking lot in their back yards may not be good per Mr. Lessard.

Mr. Emerick discussed what kind of lighting would be there for security. Mr. Lessard asked about drainage. Mr. Bourbeau said they need to deal with that. The south portion of the property area was discussed. Run-off was discussed. Mr. Olson asked about drainage at the end

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of the road. Tying into storm drainage was discussed and it was noted that shoreland protection regulations may kick in on this project.

The Board thanked them and Mr. McMahon said he feels the issues raised are important ones. Mr. Emerick discussed the dumpster and snow storage - the Conservation Commission will be very interested in their thoughts on that.

Mr. Emerick likes the plan. They need to deal with the neighbors and the Conservation Commission. A mitigation plan should be in place also.

**III. CONTINUED PUBLIC HEARINGS**

**12-049 189 Island Path (continued from November 7, 2012 & December 5, 2012)**

Map: 280, Lot: 55

Applicant: John Roberge

Owners of Record: Nancy Higgins Revocable Trust (John Roberge is now the owner)

Special Permit: Construction of fence.

Mr. Steffen stated that Ms. Dionne conducted a site walk on December 17, 2012. She reviewed the fence and the location is satisfactory.

**MOVED** by Mr. Lessard to approve the special permit with the stipulations contained in the Conservation Commission letters dated October 29, 2012 and December 17, 2012.

**SECOND** by Mr. Emerick.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**IV. NEW PUBLIC HEARINGS**

**V. CONSIDERATION OF MINUTES of December 5, 2012.**

**MOTION** by Mr. Lessard to approve the December 5, 2012 Minutes.

**SECOND** by Mr. Emerick.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- 437 Winnacunnet Road - Timeline

Mr. Steffen explained the timeline he prepared. He did the timeline in November and provided it to the Board at that time. This project goes back to August of 2005. The project was constructed primarily in 2007. It is a 12-unit condominium project. The Board wondered what had led to having the problem with drainage. He researched the files. Ambit Engineering was the consulting engineering firm used at the time. They didn't do much inspection on the drainage

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improvements for the site. They did not do a final inspection either. They obtained CO's. The only reference to drainage that he could find was that the Conservation Coordinator noted during construction that the driveway installation did not have the curbing installed and the final coat of pavement wasn't installed. The Building Inspector noted in his reports to follow-up on that but Mr. Steffen noted he didn't find anything from Ambit inspecting it. Mr. Lessard asked about problems with the adjacent development - Nathaniel Court. Mr. Lessard discussed drainage and overflow problems. He is disturbed by holes in that project. It was noted it was a shame that Ambit did not follow-up with asking for an as-built plan. Mr. Lessard asked what we learned from this. Having some full lots was discussed. Mr. Emerick asked if this was negligence on the part of the engineering firm. Follow up was discussed. Mr. Steffen is following up with CMA now on completion of projects.

Mr. Olson asked what authority the engineer has on projects. He thinks the property owners should be responsible also. The building inspector can withhold the occupancy permit. It sounds like someone needs to follow up with the engineering firm. Mr. McNamara asked how things are followed up on now. Mr. Steffen stated he gets detailed reports. CO's were discussed. Mr. McMahon discussed changes during construction. On Baron Estates there were changes to the drainage systems and sidewalk. He stated we should pick these up as they occur. It was asked if the Homeowners Association has any recourse with the engineering firm. It was stated that tracking from approval through completion of construction is key to avoiding these situations in the future. It was noted that our current stormwater regulations were developed after the project was completed.

Mr. Emerick discussed the CIP. We received the report from SAU 21. There will be a revised CIP coming around to everybody. We are starting to get this on line. The Town is in the process of changing vendors for the website. Rather than putting up the website up now as a static type document, it would be better as a database site. PDFs were discussed.

Mr. McMahon said the Board's next meeting will be on January 2, 2013. Proposed Zoning Amendments will be discussed then. The amended sign regulations and a personal wireless services ordinance which was just received from the Board of Selectmen will get public hearings. Anyone from the public can get a copy of these from the Planning Office and the Library.

Mr. Steffen discussed the new personal wireless services ordinance. He stated that these facilities will be allowed in certain zoning districts as special exceptions. The proposed ordinance is substantive and it should be discussed at the January hearing. He noted there is a summary at the back of paperwork that explains the ordinance better.

**VIII. ADJOURN**

**MOTION** by Mr. McNamara to adjourn.

**SECOND** by Mr. Emerick.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

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MEETING ADJOURNED: 7:55 p.m.

Respectfully submitted,  
Laurie Olivier  
Administrative Assistant