

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

PRESENT: Fran McMahon, Chair
Mark Loopley
Tracy Emerick
Robert (Bill) Bilodeau, Alternate
Jamie Steffen, Town Planner

ABSENT: Mark Olson, Vice Chair
Keith Lessard
Brendan McNamara, Clerk
Rick Griffin, Selectman Member

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

IV. NEW PUBLIC HEARINGS

13-007 21 & 29 Hickory Lane (Requested to be continued to 3/6/13)

Maps: 170 & 184 Lots: 11 & 1/1

Applicant: Whiteside Family Trust & Richard & Helen Whiteside

Owners of Record: Same

Special Permit to Impact Wetlands: #21-proposed drainage mitigation for paved driveway violation & #29- proposed dwelling/septic rehabilitation

Mr. McMahon stated this application has been requested by the Conservation Commission to be continued to the Planning Board's March 6th, 2013 meeting.

MOVED by Mr. Emerick to continue the matter to the Planning Board's March 6, 2013 meeting.

SECOND by Mr. Loopley.

VOTE: 4 – 0 – 0

MOTION PASSED.

13-009 516 High Street

Map: 150 Lot: 58

Applicant: Mary Janet Young

Owners of Record: Same

Special Permit to Impact Wetlands: Remove existing shed (10'x12') and replace with new shed (8'x8')

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

Ms. Young appeared. She stated that she has a shed that is falling down. She will replace it at the top of the driveway as opposed to the end of the lot. She will put down crushed stone / gravel and will place it on cinder blocks as the Conservation Commission recommended.

Mr. McMahon asked the applicant if she concurred with the January 28, 2013 letter from the Conservation Commission. She responded “yes”. Mr. McMahon noted that he went on the site walk and the letter reflects the outcome of the discussion.

MOTION by Mr. Emerick to approve the special permit.

SECOND by Mr. Bilodeau.

VOTE: 4 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

13-002 20 Keefe Avenue (continued from 1/2/13)

Map: 290 Lot: 68

Applicant: Donik Corp.

Owners of Record: Twenty Keefe Ave Realty Trust

Site Plan & Special Permit: Construction of 8-unit residential condominium complex on .67 acre parcel with associated driveway & parking areas.

Mr. Coronati of Jones & Beach appeared. He asked if this application can be heard at the end of the meeting. He stated that 140 Kings Highway is also one of his matters and asked to discuss that first.

13-004 140 Kings Highway, Unit 6 (continued from 1/2/13)

Map: 183 Lot: 18-6

Applicant: Jay E. Taylor

Owner of Record: Jay & Barbara Irrevocable Trust

Special Permit: Installation of 24” x 24” elevated air conditioning condenser unit to be added to unit’s heating system.

Mr. Jay Taylor appeared. He stated that he wishes to install an air conditioning condenser unit on the property. The unit has already been installed. It is elevated. The impervious area is only where the unit sits.

Mr. McMahon asked if Mr. Taylor received the January 28th letter from the Conservation Commission. He responded “yes” and concurs with the stipulations. It was noted that this is an after-the-fact application.

MOTION by Mr. Emerick to approve the after-the-fact special permit.

SECOND by Mr. Bilodeau.

VOTE: 4 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

It was noted that the after-the-fact fees went into effect January 1, 2013. This after-the-fact special permit was applied for before January 1, 2013.

13-002 20 Keefe Avenue (continued from 1/2/13)

Map: 290 Lot: 68

Applicant: Donik Corp.

Owners of Record: Twenty Keefe Ave Realty Trust

Site Plan & Special Permit: Construction of 8-unit residential condominium complex on .67 acre parcel with associated driveway & parking areas.

Mr. Coronati of Jones & Beach Engineers appeared. He went over some of the changes in the plans. Mr. Will Soucy and Mr. Don Garcia also appear on behalf of the Donik Corporation. Mr. Coronati discussed the recent PRC meeting with regard to the hammerhead turn-around issues - snow removal and trash pick-up. He stated that they have addressed some of the concerns to the plan. The footprint of the buildings is smaller and there is increased green space. He discussed the 4-season porches, snow storage and parking. They have removed the porches from the front of the building and put them on the sides. The roofline of the buildings is the same as before but they have dormered out the second floor and put a 2nd bedroom upstairs. The ridgeline and the height of the buildings have not changed. The units are now two-story units. They have similar square footage.

He further stated that the hammerhead turnaround has been enlarged - widened each leg by 4 feet. It is now 102 feet from edge to edge and is 18 feet wide. He noted that truck turning plans were provided and he discussed those with the Board. He further noted that a lot of snow storage area has been added. He discussed adding drainage facilities along Keefe Avenue.

He noted that Ms. Dionne, Conservation Commission Coordinator, left a message requesting additional plantings along the marsh. He stated that they need to work out the trash collection issue with the Town. He stated that the applicant may take over snow plowing if the Town takes over the trash collection. Mr. Coronati asked if the Board would like the abutters to be re-noticed. Mr. Steffen responded that the Town Manager has discussed with him that he believes that if there are changes to the provision of Town services – snow plowing and trash collection it should be considered a new plan. He suggested that the Planning Department to do a new notice stating the proposed changes. The change is just in the manner of snowplowing.

Mr. McMahon asked about trash collection for the eight new units as well as the rest of Keefe Avenue. Mr. Coronati responded that the Town does not want to continue services if the Town trucks have to turn around in the hammerhead. He explained that if the applicants would agree to do the snowplowing for the entire road the Town might agree to pick up trash for the entire street including the eight units. He discussed snowplowing for the Keefe Avenue being provided by the applicants but with trash collection being provided by the Town for Keefe Avenue residents. They did not know that the Town did any services on the road.

Mr. Will Soucy appeared. He stated that he thought the condominium association would be taking care of their own snow and collecting their own trash. He further stated that he can't ask for the condominium owners to collect the trash for the rest of the neighborhood. He thinks the Town should tell those people that they are not picking up the trash anymore. He also stated

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

that the condominium association would not be plowing the driveways just the road. Mr. Loopley commented that the Planning Board cannot make a decision the trash collection.

Mr. Steffen responded that he believes DPW is expecting the condominium association to do the trash collection for the eight units, but not for the Keefe Avenue properties. Mr. McMahan asked the applicant about that. Mr. Coronati responded that the Town would like the applicants to pick up trash and snowplow for the whole road. He stated that the applicants would agree to do the snowplowing for the whole road.

Mr. Steffen stated that if that is the case we should do a re-notice. Mr. Emerick doesn't think it needs to be re-noticed. Mr. Loopley stated that we need a letter from DPW; he believes that the DPW will not pick up for the whole road. The applicant will be responsible for the eight units. The Town will continue to pick up what they pick up already. The applicants will give the Town the right to turn around in the hammerhead. This is not a public street. Mr. Emerick commented that it's up to the Town. Mr. McMahan stated the Board is not disagreeable to what the applicant has proposed but it needs to be finalized between the Town and the applicants. It has to be approved before the Board can vote.

Mr. McMahan asked if the Fire Department is in favor of the hammerhead turnaround. It was noted that the Board has not heard back yet from the Fire Department. Mr. McMahan asked about additional hydrants. Mr. Coronati discussed moving the new hydrant location per the comments from the Fire Department at the PRC meeting.

Mr. Loopley asked about the turning radius between the two buildings and the hammerhead turnaround. It was explained that the parking spaces are 18 feet beyond the hammerhead area. There will be no parking there during the regular season. Signage will be placed at the corners noting the fire lanes. Mr. McMahan asked who is responsible for enforcing that. Mr. Coronati responded that people could be towed, but he's not sure who would do the enforcement. It was stated that in the summer, people will park there.

Ms. Dionne, Conservation Coordinator, appeared. She asked about the parking between Units 1 and 5 and discussed the increase in snow storage area from the previous plan. She stated that Conservation Commission wants to see a limit on how far back the snow can be pushed. It was noted 6 or 8 feet off the edge of the pavers. The applicants would like to push it over the wall. She asked about plantings or a decorative fence and noted a barrier would be nice.

She questioned the jog in the northern part of the retaining wall of Unit 1 and why it has changed. The square footage of the proposed wetland restoration was discussed. Mr. Coronati responded that it may be 10 square feet. He explained that the reason for this is the pipe coming through and a cut through of a concrete block. It increases the area of wetland restoration.

Ms. Dionne also asked about the transformer pad. Mr. Coronati stated its location was dictated by Unitil and an easement. She asked why it is still in the same location. Mr. Coronati responded that he will need to check with Unitil to see if it can be moved up. The separation between buildings was discussed. Ms. Dionne doesn't want it closer to the units. The transformer would be right at the bump out to the house. She asked if it could be moved further from the wetland edge. She then asked about the south side where the retaining wall and stockade fence are and stated it wasn't clear if the fencing is new or if the existing fence would remain. She would like a note to that effect on the plan. Mr. Coronati indicated on the plan what would be removed for the fencing. The old fence would be removed and new fence installed

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

behind the retaining wall. There will be a bit of a gap because the old retaining wall is on the neighboring property and they can't do anything with that section of it. Ms. Dionne asked where the notes are regarding the fence. Sheet 2 shows it. Snow storage is increased at the end of cul-de-sac. The Town has a sewer easement that they need to work around. The snow would be put in the 50 foot buffer per Ms. Dionne. There was discussion about putting in a snow fence, and Ms. Dionne stated it would need to be maintained. Plantings would work near the retaining wall, about 10' from retaining wall. Mr. Coronati will look at plantings in the area. Ms. Dionne noted that she would like to see the plantings.

Mr. McMahon mentioned the December 27th letter from Conservation Commission. It was noted that the revised plans have not been presented to the Conservation Commission. The addition of plantings could be added to the letter per Ms. Dionne.

Mr. Loopley asked if the utility easement on lot 59 already exists. It was stated "yes". Mr. Coronati explained that Unutil looked into upgrading same line and putting in a new pole with but the additional weight of the power and transformers they need the new line and pole. Pole location was discussed. Unutil wants it run underground to the transformer. A ground mount transformer and one pole mount is proposed.

MOTION by Mr. Emerick to continue the matter to February 20, 2013 meeting. In the meantime, the Planning Department needs to finalize agreements between the applicant and the Town. Mr. Steffen indicated that CMA Engineers will their sign off on the revised plans by the end of this week. Mr. Steffen indicated there is enough time to notice abutters if we need to.

SECOND by Mr. Loopley.

VOTE: 4 – 0 – 0

MOTION PASSED.

V. CONSIDERATION OF MINUTES of January 16, 2011

It was noted that the Planning Board cannot adopt the Minutes at this time due to the absence of Planning Board members.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Bilodeau.

VOTE: 4 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:43 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

HAMPTON PLANNING BOARD

MINUTES

February 6, 2013 – 7:00 p.m.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING