

HAMPTON PLANNING BOARD

MINUTES

May 15, 2013 – 7:00 p.m.

PRESENT: Mark Olson, Chair
Brendan McNamara, Vice Chair
Tracy Emerick
Fran McMahan, Clerk
Mary-Louise Woolsey, Selectman Member
Keith Lessard
Mark Loopley
Jamie Steffen, Town Planner

ABSENT:

I. CALL TO ORDER

Chairman Olson 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

- Green Infrastructure grant proposal

Mr. Jay Diener of the Conservation Commission appeared. He discussed the Green Infrastructure Project. He on behalf of the Conservation Commission is asking for the support of the Planning Board, RPC and other groups for the program. The program helps communities better manage storm water. It seeks to help residents learn techniques to be deal with storm water on their properties.

He mentioned some of the programs such as the installation of a rain garden at the Winnacunnet Road fire station, a rain barrel at the Town library with the support of the school board. He discussed pervious pavement at Batchelder Pond and signage. The Conservation Commission has also spoke with the DPW about getting school kids to help with stenciling of the Town's storm drains.

He further discussed that the Conservation Commission would like the Planning Board to deal with the sealed surface zoning requirement in Town. He mentioned that they started to draft an amendment to those requirements last year but it wouldn't have been completed in time for the 2013 Town Meeting vote. He also mentioned that Julie Labranche of the Rockingham Planning Commission met with him recently to discuss the benefits of the Green Infrastructure Project such as the assistance with research and mapping, and the sharing of ideas of what other towns are doing in the same vein.

He is asking for a letter of support from the Planning Board to go accompany the Conservation Commission's application for technical assistance in revising the zoning requirements for sealed surface.

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Mr. McNamara asked Mr. Diener what the Conservation Commission is looking at for a reduction in the sealed surface requirement. Mr. Diener responded that the determination has not been made yet. It was noted that it is 60 percent in Aquifer Protection District so maybe something along those lines. Mr. McMahon asked about implementation and funding for that. Mr. Diener responded that he is not sure if there will be money for that part - there will be money for technical support. Mr. Diener also mentioned that the rain barrel auction will be this coming Saturday and noted that if they are awarded funding they will allot some money to the implementation of the rain barrel program.

Mr. McMahon asked about sealed surface changes and the time frame for getting it on the ballot in March. Mr. Diener responded that the RPC has informed him the information will get out by the end of September.

MOTION by Mr. Emerick to have the Planning Board write the letter of support for the Green Infrastructure Project application.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

Ms. Dionne, Conservation Coordinator, will put together suggested formats for the letter.

- Change of Use: 75A Lafayette Road - Mercantile to mixed use, business & industrial.

Mr. Kesseli and Mr. Murphy appeared. Mr. Kesseli gave an overview of Brayton Energy. It is a research and development company that deals with alternative energy. It does government grant work with 80% of the work done overseas. Consulting work is also done. He discussed that Brayton Energy has done previous renovations to the back building. He noted that the change of use is for the front building. He noted that Brayton Energy has grown substantially. He has had trouble finding tenants for the front building. They would like to expand the assembly area on first floor and have more office space on the top floor. Mr. Kesseli noted that he spoken with Kevin Schultz of the Building Department about the necessary upgrades for compliance with life and fire safety codes. He noted that light industrial and mercantile are similar. He stated that nothing will be done to the building to diminish it and there will be no discharge or emission issues.

He noted that two means of egress are required from the second floor so another stairwell will be built.

Mr. Lessard asked that the Board hear more about the proposed change of use. It was noted that there is a dumpster on site. Mr. Loopley asked if it is all going to meet code. Mr. Kesseli responded “yes”.

Mr. Olson asked about the use of fluids and oils for prototypes. The applicant responded that they will all be contained and then evaporated out.

A septic system is present. There is a spray room for water-based adhesives with an exhaust fan. Mr. Lessard asked about the wire weaving loom.

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

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of May 1, 2013

MOTION by Ms. Woolsey to accept the May 1, 2013 Minutes.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

- Edward J. Smith – 7 & 9 Boston Avenue
- Gary & Katherine Keer – 7R & 9R Boston Avenue

Mr. Emerick stated he thinks the Planning Board should avoid these issues as they are a civil matter. It was noted that Town counsel has responded to the Keers' petition stating that they had been proceeding through the civil process.

Ms. Woolsey asked what the condominium association was responsible for relative to arguments over parking spaces and fences, etc. It was noted that the site plan was approved in 1989. Mr. Steffen noted he provided a copy of the approved site plan for the Planning Board members.

Mr. Steffen stated in his site visits he did not observe any new pavers on site. He noted that in the pictures that the Keers provided it does show patio blocks being ripped out and they can be replaced with new ones. If they install eco pavers for the parking space there should not any difference in the drainage. It was noted that the disagreements between the condominium owners at this property have been going on for years now.

Mr. Lessard noted that the project was probably a condominium conversion. It was discussed that the Planning Board does not want to get in deep with condominium documents. The Planning Office just ensures that the plans and condominium documents are accurate based on the Board's decision letter. The details of the limited common areas are not the Board's concern.

VII. OTHER BUSINESS

- Juniper Lane & Huckleberry Lane 8-lot Subdivision – Approval Extension Request

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Mr. Coronati of Jones and Beach Engineers appeared. He noted that the original approval was granted on May 16, 2012. He stated that the owners have been moving forward and the road is under construction. They are working through the conditions of approval. The road should be completed this summer. A final bond will then be placed.

Ms. Woolsey asked if there is a problem with some of the road being private. The Board responded that it is on Huckleberry Lane area. She asked about the wetlands impact. It was noted that the applicant did receive a special permit. Substantial work still has to be done on the property. Mr. Coronati noted that the 50 foot buffer granite boundary markers have been placed and the area has been loamed and stumped. The utilities will be put in soon.

Mr. Steffen discussed the bonding. Mr. Steffen stated that he received a letter addressed to Mr. Coronati from the DPW stating that DPW wants the bond established now. Mr. Coronati responded that it is not required by the subdivision regulations. The owner would like to wait on bonding as no land has been advertised for sale or sold yet. Mr. Steffen read the letter from the DPW aloud.

The Board discussed that it does not want the subdivision approval to lapse. The Board can give the extension and allow Mr. Coronati to work out the bond issue with the Town. Mr. Coronati will talk to Chris Jacobs at the DPW about a bond for stabilization of the site. The percentage of completion was discussed. Mr. Lessard noted the Town does not want unfinished projects.

MOTION by Mr. McNamara to grant the one year extension.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 1 (Woolsey)

MOTION PASSED.

Mr. Emerick commented that the parties should work it out (Applicant and DPW). Mr. Emerick does not want to give an amount for the bond. The Planner's memorandum should be included in the motion and DPW should set the amount of the bond.

Mr. McMahan commented that the Board doesn't need to get involved with the bond. The DPW issue will be worked out between the applicant and DPW. The Planning Board will be involved when the bond can be released. He noted that the Board is just giving a one year extension on the approval.

- Vision Sub-committee – Master Plan Update – Vision Chapter

Barbara Kravitz, Vic Fugere and Tom McGuirk appeared. The Board's feedback on the Vision outline was discussed. Mr. Lessard noted that it has a lot of obvious facts. Mr. Olson asked about how to create a stir and get buy-in by the public and private sectors. The recent Downtown charrette was discussed around the issues of parking, zoning and maintenance of Town facilities. Ms. Woolsey discussed the charrette and intermodal study for the interchange but is concerned that all of it has dollar signs attached to it and asked where money will come from. She discussed the sewer improvement bond passed in 1986.

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She feels it is important to have a vision in this area and to have a plan in place to tackle it gradually so it doesn't hit the taxpayer all at once.

It was noted that development of community brings more money into the Town. The Town needs to attract more homeowners. It is important to keep the small town characteristic of the Town but it needs to offer better amenities.

Mr. McGuirk discussed the Keefe Avenue condominium project bringing in more revenue. Ms. Woolsey discussed all the new development that is adding stress on the aging sewer lines. The Board then had a lengthy discussion about development and infrastructure improvements.

Mr. Loopley discussed the recreational facilities and asked about the vision for the Town's ball fields. It was noted that the Vision Sub-committee did receive the Recreation Director's input in this process. The Board discussed tying all of the planning efforts and charrettes together to develop out Vision and trying to have a positive focus.

Ms. Woolsey discussed helping to generate voter turnout on a proposal. Mr. McGuirk commented that we need make this easy for people in Town to understand and not make it too complicated that people do not want to vote for it.

Ms. Kravtiz discussed marketing of the town and the beach and to encourage more public and private cooperation. She stated that the sub-committee talked with the School Board and Superintendent about the schools vision and goals. Economic Development was discussed and making Hampton appealing to business and industry. She discussed how it is important for the Town to have foresight to identify land and places for business to locate, to be a community that attracts business. She noted recent successes with the One Liberty Lane and the new business and tenants there. She discussed utilizing exactions and off-site improvements for new development rather than impact fees. She discussed utilizing cross connections between parking lots and having access management conversation with the NHDOT.

Mr. Steffen discussed a request he received from a recent UNH grad looking for an internship. Mr. Steffen would like to utilize her for this Vision effort if it is okay with the Board. She could do meeting notes and data collection and just get some experience in planning. There was no objection from the Board. The Board and the sub-committee briefly discussed the next steps in the process. The Board encouraged the Vision Sub-committee to keep moving forward with their work.

In other business, Mr. Steffen noted that we have received a condominium site plan for 20 Keefe Avenue project. It details that parking as limited common area – each unit's parking is referred to as LCA. Mr. Steffen stated he would like the Planning Board's okay to have the Chairman sign this site plan. He feels that this doesn't require subdivision approval. This reflects what was approved for the site plan.

Mr. Emerick stated he is fine with allowing the Chairman to sign the plan as long as it is in accordance with our prior motion.

VIII. ADJOURNMENT

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MOTION by Ms. Woolsey to adjourn.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:35 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING