

HAMPTON PLANNING BOARD

DRAFT MINUTES

July 17, 2013 – 7:00 p.m.

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

ABSENT: Mark Olson, Chair

I. CALL TO ORDER

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

II. ATTENDING TO BE HEARD

III. CONTINUED PUBLIC HEARINGS

13-020 3 Perkins Avenue

Map: 293, Lot: 29

Applicant: Jerome and Karen Prevost

Owners of Record: Same

Site Plan Review: Construct three unit residential bldg.

Waiver Request: Section V.E. - Detailed Plan of the Site Plan Review Regulations

Attorney Stephen Ells appeared along with Mr. and Mrs. Prevost (in the audience) and Chris Kirby, the engineer of the plan. Attorney Ells noted the short list of questions and issues from the first hearing. He addressed the items in Chairman's Olson's letter of July 10, 2013.

- Snow storage
They have removed the proposed snow storage area - all snow will be trucked off site.
- Delineation of adequate parking spaces.
The plan shows 6 spaces; 2 inside and 4 outside. This project will be rental units rather than a condominium. The only assignment of spaces will be done through the lease process. Attorney Ells asked the Board to grant the approval subject to the condition that each unit is entitled to the use of two spaces. He stated that they cannot assign physical spaces.
- Location and storage of trash recycling bins.

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Mr. Ells confirmed that there is enough space inside of the garage to store the items. They would rather have them inside than outside. Mr. Kirby noted that the garage space is 21.5' x 18.5' with a two 9' x 18' parking spaces. He stated that there is room at the end of the garage for the six bins for trash and recycling. This has been added to the plans.

Attorney Ells stated that the Stormwater O&M Manual has been reviewed approved by DPW and Mr. Steffen.

Attorney Ells discussed Scott Steele's (Fire Dept.) comments regarding the turn-around area for fire apparatus. Attorney Ells indicated there is not enough room to turn around a 40' vehicle on a 19' wide street. He explained that the apparatus will have to fight a fire and then back out into Ashworth Avenue. They have tried unsuccessfully to reach Mr. Steele about this and get his comments. Attorney Ells noted the lot is only 50 feet off of Ashworth Avenue.

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Mr. McMahon asked if the parking spaces will be numbered. Attorney Ells indicated that that was a reasonable request. He believes the spaces will vary based on the type of tenant - an older person would get a better space than a younger person. They could paint spaces 1 - 6.

Mr. Lessard asked about an updated floor plan to show the modified dimension of the garage. Mr. Kirby responded that the floor plans didn't have to be adjusted. Mr. Lessard stated that he would like to see buildable drawings. Mr. McNamara asked about the size of the garage. Mr. Lessard asked about a refuse room for the totes. Mr. Lessard stated that he was looking for dimensions. Mr. McMahon asked about the six barrels and how they would get them out if there were cars in there. He commented that it's like stacked parking. Attorney Ells responded that it will require coordination between the landlord and tenants. Mr. Lessard asked about future ownership of the units - the Planning Board needs to look at what may occur in the future. Attorney Ells noted if there is a violation, the Town has to take action.

Ms. Woolsey discussed Perkins Avenue being a private road. She noted that the Selectmen are discussing discontinuing Town waste pick up on private roads. She also stated that Aquarion Water Company did a memorandum recently regarding the water line replacement project. She discussed the conditions of the road and land. Attorney Ells stated that he will share the memorandum with Chris Kirby.

PUBLIC

Ms. Karen Prevost stated she wants to live there and they plan to only rent for 12 weeks in the summer. They would like to own it as they grown up on the beach. She noted it is a vacant lot now.

Ms. Woolsey noted that a new pump station is being constructed on Church Street. She stated that the Town Manager has mentioned recently that the engineers have had to put a lot of extra concrete slab on that since the ground is so wet. She didn't know if this issue had any

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bearing on this building with what they construct for a slab. Mr. Kirby responded that he will take that into consideration.

Mr. Loopley asked about the proposed 32' curb cut. Mr. Steffen responded that because it is multi-family residential project they are permitted up to 50 feet. Mr. Lessard commented about distance from the roadway and wider openings. Mr. Steffen stated he believes the street is public. Ms. Woolsey responded that we should check to be sure.

Mr. Emerick asked why the Town has bought fire trucks that are too big for its streets. He brought this up years ago. Ms. Woolsey responded that when you have a big fire, you need a big pumper truck.

Attorney Ells noted they do not need the waiver on the detailed plan requirement.

MOTION by Mr. Lessard to grant the waiver from the detailed plan requirement.

SECOND by Mr. Loopley.

Ms. Woolsey asked about stipulations.

VOTE: 6 – 0 – 1 (Woolsey)

MOTION PASSED.

MOTION by Mr. Lessard to approve the site plan, revision dated 7.7.13 with Mr. Steffen's recommended conditions of approval dated July 16, 2013 and with the parking spaces being assigned and numbered on-site.

SECOND by Mr. Emerick.

VOTE: 6 – 1 (Woolsey) – 0

MOTION PASSED.

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of July 3, 2013

MOTION by Mr. McMahon to accept the July 3, 2013 Minutes.

SECOND by Mr. Lessard.

VOTE: 4 – 0 – 3 (Carnaby, Emerick & Loopley)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- NH Coastal Byway Advisory Committee-Update and Recommendation on Representative

Mr. Lessard asked for a report from the Ms. Woolsey who attended the initial meeting.

Ms. Woolsey noted that the meeting was held last Thursday, July 11th and it was mainly an informational meeting. The discussion involved the Route 1A & 1B corridor as a scenic highway. They discussed items such as the width of road, right of way, etc. She commented that they would like to market the byway as a nice piece of New England along the coast. She discussed building height – keeping heights along the route consistent what exists now and not too extreme – like Revere Beach.

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She noted that there was also discussion on signage – directional signage for way finding off of Route 1A - aiding tourists to get over to Route 1 and to enjoy the amenities in downtown Hampton.

She indicated that bike paths and sidewalks were discussed and enhancing revenue along the byway with a nice coastal New England ambiance.

Ms. Woolsey's stated that her big concern with all of this is the money. She noted that the State owns the sidewalks in Hampton on Ocean Boulevard but does not maintain them. There was also discussion about the seawalls and their maintenance.

The next meeting of the Advisory Committee will be in September.

Mr. McNamara and Mr. Steffen explained the selection of the town's representative to the Advisory Committee. Mr. Steffen noted that four people have submitted letters of interest for the position. They were Ann Carnaby, Mary-Louis Woolsey, Candice Stellmach and Eileen Latimer. Mr. McNamara asked the Planning Board members to write down the name of the person they think should represent the Town on the Advisory Committee. The person with the most votes will be the one that the Board will recommend to the Selectmen as the town's representative.

Mr. Steffen tallied the votes and announced that Ann Carnaby had received the most votes.

MOTION by Mr. Lessard to recommend Ann Carnaby to the Selectmen for the Project Advisory Committee position.

SECOND by Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

Ms. Woolsey stated that she would bring this to the Selectmen.

MOTION by Mr. Lessard to appoint Ms. Woolsey as the alternate.

SECOND by Mr. Emerick.

VOTE. 6 – 0 – 1 (Woolsey)

MOTION PASSED.

- (continued Other Business)

Ms. Woolsey discussed a letter from the Clerk of the New Hampshire Senate to the Town Manager regarding establishing a commission to recommend legislation to prepare for projected sea level rise and other coastal hazards.

Ms. Woolsey also discussed a July 8th letter from FEMA regarding coastal mapping project (Risk MAP Program). There is a community review meeting on Thursday, August 1st at UNH for the Towns of Hampton and Seabrook to view the updated map panels. Mr. Steffen stated that he plans to attend.

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Ms. Woolsey discussed the PRC. She discussed participation by the departments. She noted that the DPW is not a problem. She will check with the Police on future meetings. She discussed the agreement reached between the Selectmen and the Green and Company on the 339-345 Ocean Boulevard project and noted that Fire Chief Silver didn't have access to the plans. She also discussed the Fire Prevention Office being short-staffed and noted the loss a couple of years ago Fire Inspector position. She believes that money will be put in for a new Fire Inspector for the Town. She will speak with Fire Prevention Officer Scott Steele to see if he can make it to the next PRC meeting.

Ms. Woolsey asked about the Fire Chief's letter to the Planning Office on 339-345 Ocean Boulevard and whether the Planning Board had seen it. Mr. Steffen acknowledged that it was sent out to the Planning Board. She noted the concern expressed by the fire chief about having to drive through a burning building to access the property. Mr. Loopley commented that he took exception to that and noted that Mr. Roy had built the same type of building another location on Ocean Boulevard – the Atlantic Breeze suites and there was no talk at that time about the building being a problem for the Fire Department. He is concerned that the fire chief is now changing his direction per his recent comments.

Mr. McNamara gave Ms. Woolsey information on the PRC process. Mr. McNamara commented that the reason for setting up the PRC process in the first place was that that some department heads were not providing their plan review comments in timely manner. Mr. McNamara noted the time constraints the Planning Board is under relative to the 65 day clock for approvals. Ms. Woolsey is showing up as a citizen to the PRC meetings to see how they function. There was concern expressed about her sitting up at the table and commenting on the plans. Mr. Loopley stated a Planning Board member does not need to attend. There was discussion about repeated PRC meetings and Mr. Steffen noted there have been several instances where they have held a 2nd meeting on a project.

Mr. Lessard commented that he watched the last Selectmen's meeting. He discussed his concerns with how Ms. Woolsey and other members of the Board of Selectmen were representing the Planning Board's handling of trash and snow plowing issues for proposed developments. He stated that he did not feel that Ms. Woolsey adequately addressed how the Planning Board makes decision about trash collection and disposal for development approvals. He noted that elected boards should not interfere with other elected boards' decisions. Mr. Lessard explained the process that the Planning Board follows in making its decisions on trash pick-up. He noted that we go along with the department's decision unless there is controversy and we need clarification. He commented that the Planning Board does not tell people how to handle their trash. He felt that at the Selectmen's meeting it came across as the Planning Board doing this ad hoc and without clear direction. Mr. Lessard stated his frustration at hearing this.

Mr. Loopley discussed the trash pick-up arrangement that was approved for the Sea Spray condominiums and stated that it was no different than anywhere else at the beach. Mr. McNamara commented that we can't allow commercial trash in the beach area to pile up overnight – it becomes like a dump.

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Ms. Woolsey thinks the Board of Selectmen maybe has not given enough guidance to the DPW. Ms. Woolsey agreed it should go through the DPW. Mr. Lessard stated that the Planning Board is following established procedures.

Mr. McMahon commented that the Planning Board is following the Selectmen's policies and rules on trash pick-up. He noted that some developers choose to do it differently but it is not something that the Planning Board has required. He discussed the issues with Town operations on private roads.

Ms. Woolsey responded by stating that her concern is what is emanating from the Board of Selectmen and the fairness issue. She commented that some condominiums have it written into their documents; some do not. Mr. Lessard discussed the evolution of the issue and how things change with developments and the Board's approval of them.

Mr. Emerick commented that nowadays the documents go to the legal department for review to make sure that the Planning Board's conditions of approval are reflected in the documents.

Ms. Woolsey said the DPW is overwhelmed with waste collection issues. Mr. Emerick discussed a recent exhibit he attended on recycling and noted the big market for plastic bottles and its reuse in fabrics that are manufactured in the old mills in Lowell and Lawrence.

Ms. Carnaby discussed a similar process that Foss Manufacturing does in Hampton.

Mr. McNamara noted there has been another complaint filed with Building Department by the Keers regarding actions by condominium unit owners at the Boston Four condominiums at 7&9 Boston Avenue. He further noted that the Town of Hampton and the Planning Board feel this is a civil matter.

VIII. ADJOURNMENT

MOTION by Mr. Loopley to adjourn.

SECOND by Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:59 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