

**HAMPTON PLANNING BOARD**

**MINUTES**

**August 21, 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**

**III. CONTINUED PUBLIC HEARINGS**

**IV. NEW PUBLIC HEARINGS**

Mr. Lessard asked if the Board would mind hearing about the Safe Routes to School project first. The Board agreed.

Kathleen Murphy, Superintendent of Schools attended with Anthony Ciolfi. It was noted that the first day of school is Monday, August 26<sup>th</sup>. Mr. Ciolfi discussed the outline provided. Safe Routes to School (SRTS) is a federally guided NHDOT program. The program encourages Hampton school-aged children to walk to school. Safety is a concern. He noted obtaining State money aids the program. The program was begun in 2009 and then restarted in 2011. The program has been awarded a grant for the travel plan. Some of the programs were discussed such as the bike rodeo and bicycle safety programs.

Ms. Murphy stated there are many areas around the school that need attention. High levels of traffic on Winnacunnet Road and other roads were discussed. Families driving their children to school were discussed. She noted that the Mill Road and Route 27 intersection is dangerous spot for pedestrians - there are no pedestrian lights.

Mr. Ciolfi discussed goals and objectives of the Safe Routes to School plan. The early bus program and how to encourage children to walk to school were discussed. He noted that on September 4<sup>th</sup> there will be a meeting of the SRTS Committee. They need to send out requests for qualifications (RFQs) to do the travel plan. He noted that the RFP would be sent out at the end of September or the beginning of October and then begins in November or December. Ms. Murphy discussed the need to address adult walkers as well. This is about the community; not just the children.

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Mr. Ciolfi noted that the program has a general grant; \$150,000 from NHDOT to each school. That would be sponsored by the Town. Mr. Ciolfi asked for feedback from the Board. Ms. Murphy noted that this funding could be utilized for signage, more visible lighting and handicap accessible sidewalks. The amount is per each school.

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Mr. Olson commented that he thinks it's a great program. He thinks this program can work hand in hand with other programs such as health and nutrition. He noted that the first round is secured and getting the travel plan going sounds great. Then the physical improvements will occur after that. Ms. Murphy stated that the program needs to work with the Town.

Mr. Lessard asked if there are meetings or volunteers needed. He asked them to explain what the Travel Plan is. Mr. Ciolfi noted the NHDOT website. The Travel Plan covers a two-mile radius.

Mr. Ciolfi also noted that there will be a task force meeting in late September or early October.

Ms. Woolsey asked what the focus was for age groups. Mr. Ciolfi responded that the grant is focused on Marston and Centre Schools and Hampton Academy due to its location between the two schools. Ms. Woolsey discussed buses being half empty because of parents driving their kids. She also asked about the winter months. Ms. Murphy wants the Town to encourage activity. The School Board has reduced the bus count by two this year.

Mr. McMahon asked if there is a match required and it was answered "no".

- **23 Reddington Landing**  
Driveway Permit Appeal

Mr. and Mrs. Aversano appeared. Mr. Olson noted that they are proposing a second driveway. The DPW was forced to deny the permit and the Aversanos are appealing. Abutters were notified. This is not an after-the-fact. The Aversanos want to eventually build a garage at the end of the driveway. They don't want to have their kids park their cars on the front lawn or on the street. They are adjacent to the Hampton Airfield. Mr. Lessard asked if they are going to build a garage. The Aversanos stated that they want to build a garage later. A shed would have to be removed.

### BOARD PUBLIC

Michael Hubbard and Sabrina Seta, of 8 Piper Lane appeared. Their concern is that they would like a survey done. There is a question relative to the property line. Mr. Hubbard stated that the line of 25' seems generous. He thinks where the garage is proposed could be on their property line.

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Ms. Seta has the same concerns. She discussed lawn mowing going toward their field and was concerned about not knowing where the property line is. She stated that they know where their line is and there may be a difference of opinion. Ms. Seta also mentioned how many feet the building would be from the property line. They proposed building on their property in the past and Mr. Aversano and the Airfield Café disapproved of it—about six years ago. They feel they could extend the driveway to the right. They would like it surveyed.

Mr. Maloney, 14 Reddington Landing wrote a letter which Mr. Steffen read. Mr. Maloney is in favor of the driveway.

Mr. Aversano stated that he and his wife were against the building Mr. Hubbard and Ms. Seta were proposing, which was not just a building; it was a home. They wanted to subdivide the lot.

Mr. Aversano owns the Airfield Cafe. If their proposal went through he would have been put out of business.

Mr. Hubbard and Ms. Seta stated the structure proposed at the time was a hanger. The pins have been in question for a long time.

Mr. McMahan noted that the sketch does not help much. A proposed building east of the dimension was discussed. He asked where the building would sit on the ground. Mr. McMahan discussed easements. Mr. Olson stated that the request is just for a driveway. Mr. McNamara wanted to know if the applicants could use the existing driveway and go to the east. Mr. Olson stated there may not be enough room to make a spur. Mr. Lessard asked if this is approved would they do a survey to ensure that it is going to be 25' from the property line. Mr. Aversano stated "yes". Mr. Lessard also asked for the proposed length.

Mr. McNamara discussed existing driveway and asked how far it is to the westerly property line. It was answered 14'. It's about a foot wider than their garage. Mr. Loopley would like to see a plan showing the driveways of both abutters. Mr. Emerick asked what Mr. Loopley is worried about.

Mr. Olson discussed curb cuts, and having a 100' of frontage, etc. Mr. McNamara asked how long the driveway is. The applicants weren't sure.

Mr. Lessard asked how long the initial new driveway will be. The applicants stated about 35-50 feet. The driveway would flare toward their home.

**MOTION** by Mr. Lessard to have the Aversanos conduct a survey marking out the property line and where the new driveway will be. The drawing is to be made clear to see where the driveway is going and where it will end up and how deep it will be.

**SECOND** by Mr. Emerick.

**VOTE 5 – 1 (McMahon) – 1 (Loopley)**

**MOTION PASSED.**

The surveyed plan needs to go to Mr. Steffen, and then it will go to the DPW. Mr. Steffen can send it to the abutters Hubbard and Seta. Mr. Loopley wants to see this as well.

The drawing will be to scale for the front of their house. The exact width of the existing driveway will be noted and the width of the proposed driveway including the flared ends.

**V. CONSIDERATION OF MINUTES of August 7, 2013**

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**MOTION** by Ms.Woolsey to approve the August 7, 2013 Minutes.

**SECOND** by Mr.Emerick.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- **15 Thornton Street– Special Permit extension request**

**MOTION** by Mr. McNamara to grant the two-year extension of the special permit approval.

**SECOND** by Mr. Lessard.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

Mr. Steffen introduced Jack Mettee and asked him to come forward to talk about the Town Center zoning and the Advisory Committee work.

Mr. Mettee noted that he is continuing to work with the Advisory Committee on the zoning approach. He discussed the three options; change the zoning districts for the project area, creation of an overlay district and form based codes. He noted that the form based codes were not looked upon favorably by the Planning board previously.

Mr. Mettee discussed the overlay district. He explained that it would affect the Business Zoning District itself. Some of the existing permitted uses in the Business Zoning District are not consistent with the vision for the village center. He discussed that instead of the overlay district approach he has been working with the Advisory Committee on the creation of a separate district which would be called the Town Center Zoning District. He stated that the proposed district would extend from the Route 1 & 101 interchange up to Ann's Lane within the Route 1 corridor. He discussed the proposal for the three sub districts. He noted that the expansion of the core district from its proposed end point at the Route 1 & Route 27 intersection to the Rice Lane intersection with Route 1 was also being discussed by the Advisory Committee. He stressed that the final decision on this will be with the Planning Board and it will come back to Board before any proposal goes to the voters in March.

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Chairman Olson thanked him. He asked about the corner parcel with the former gas station at the intersection of Winnacunnet Road and Route 1 and whether it could be redeveloped for the same use under this proposed zoning. Mr. Mettee replied that it depends on what is contained in the Zoning Ordinance for abandonment of non-conforming uses.

Mr. Olson discussed design standards for gas stations in other communities. Mr. Mettee discussed proposed permitted uses in the three sub districts and noted that it was unlikely that gas stations would be permitted in the core district.

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Mr. McMahon discussed design guidelines and Mr. Mettee responded that they would be proposed for the whole corridor.

Mr. Mettee stated he just wanted the Board to know where they are in the process.

Mr. McMahon discussed land behind the existing businesses within the corridor. It's bound by the railroad tracks but to the east it is less easily defined. Mr. McNamara stated that the Planning Board needs to address the ordinances now.

- Discussion - Potential Zoning Ordinance Amendments

Ms. Woolsey discussed building heights in the beach area. Article 2 from a previous zoning proposal was discussed. She would like the Planning Board to draft something more concise and clear. She would also like the Board to address not only roof height, but facades, appurtenances, if any and mechanicals. She noted that Portsmouth is currently looking at zoning changes to reduce building heights in their downtown area. She felt that the Planning Board needs to have a discussion on what it feels is appropriate because the height issues will continue to come up.

She stated that she thought the action done with the Montrone case before the ZBA for the development in industrial zone was appropriate. Mr. Lessard thinks the ZBA approach on these requests is that they don't want to do spot zoning.

Mr. McNamara discussed the ZBA and variances. There will be something on the ballot for height.

Mr. McMahon stated it's not just agreeing on a number (for height). There are other factors that need to be taken into consideration.

Ms. Woolsey asked about legislation and the proposed zoning articles. Mr. Emerick stated that we have a shot at this now.

Mr. Loopley stated that he thinks 50' limit needs to change.

Mr. Emerick noted that the land is so expensive that you have to go up. You can't build hotels for a short season.

The coastal scenic byway update was discussed.

Mr. Lessard discussed the sun / shadow factor for the beach. A shadow survey / study can take place. No shadows being cast before 6:00 through Labor Day weekend. We only have 12 weeks of sun on the sand.

Ms. Woolsey stated that there are also property owners who do not wish to have their homes shaded.

Ms. Woolsey further stated that she thinks we need to look at properties located in the wetter areas of town and flooding.

Mr. Emerick stated we need to start on this soon in order to get the needed input before we are faced with the public hearing deadlines. Mr. Olson discussed looking at the recommendations of the Cecil Group from the visioning workshops in 2004. He feels that the Board should be seeking input on this from outside of the Planning Board. There was more discussion about previous plans and studies and what is appropriate for a height limitation.

Mr. Steffen mentioned his conversation Rob Pruyne, GIS Manager at Rockingham Planning Commission (RPC) about having him create a 3D map that would give the Board a

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graphic representation of what possible building height development scenarios would look like. Mr. McNamara indicated that he would like to see it. The Planning Board would like Mr. Steffen to do this.

Mr. McMahan stated that we need to narrow it to a couple of amendments and get them done and make them understandable.

Mr. Steffen discussed that he included the existing multi-family residential regulations (Article 8) and dimensional requirements table and footnote and touched on some of the trouble spots. He pointed out the problem areas in these requirements. Height in BS District was discussed. Minimum lot areas and development was discussed. He also discussed the problems encountered with the 40 foot setback and the 25 foot driveway setback for multi-family residential requirements in the beach area. Open space buffer of 20 feet was another one.

Mr. Steffen noted that the Selectmen are going to be forwarding the proposed Personal Wireless Services Zoning Ordinance amendment to the Planning Board in the near future that they would like to Planning Board to consider bringing forward to the voters. There was also a brief mention of the Conservation Commission putting forward something on underground oil tanks in the Aquifer Protection District. They will also be developing an amendment on the sealed surface (impervious) requirement for the Planning Board to consider.

**VIII. ADJOURNMENT**

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

**SECOND** by Ms Woolsey.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 8:32p.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**