

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

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

ABSENT: Mark Olson, Chairman

I. CALL TO ORDER

Vice Chairman McNamara 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

- **Joseph Valle and David Dingman – 298 Exeter Road and Other Parcels – Input on Use and Zoning.**

Joe Valle and David Dingman appeared along with Attorney Peter Saari. The land includes Liberty Lane East (where Wheelabrator is located and Fisher Scientific was located). There is the potential for 245,000 square feet of office space. Pad sites are surrounded by wetlands. Liberty Lane West also has the potential of 245,000 square feet of office space. The owners also own 125 acres by the water tower off of Falcone Circle. There are 15 to 20 acres of buildable land. They own a 6.3 acre parcel on Drakeside Road as well.

Mr. Valle explained that they wish to create a mixed use development of the land. He discussed the various parcels and their potential development. On the 8-acre site (adjacent to the Bonta restaurant) they would like that considered for retail/hotel space. He discussed the 125 acre piece and the building of a District Courthouse. The State is looking for funding. They feel the area is better suited for residential use. It is zoned Industrial though.

He discussed on the 10-acre site they would like to build 150 apartments. Other multiple projects that are being proposed in the future were discussed. They have water and sewer for all of the land.

They are proposing the following:

- Housing on the 125-acre site.
- The 8-acre site would be for retail/commercial/hotel.
- On the 10-acre site, they believe housing is the best alternative. They would like to re-zone it to allow multi-family residential.
- The office part would remain “as-is”.

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

- On the West side of Liberty Lane, they would like to consider rezoning it to multi-family use rather than doing offices.

He concluded by saying that the Dingmans and the Montrones want to work with Planning Board to develop their land right and well. Their alternative is to sell the land in bulk but they don't wish to do that. He noted that it is zoned 90 percent Industrial.

BOARD

Mr. McMahon commented that it is a lot to absorb. He asked about the 10-acre site that the applicants withdrew on previously with the Zoning Board of Adjustment. He discussed the parcel off of Falcone Circle. He noted it abuts a single-family neighborhood and the highway. Those neighbors objected to the 10-acre project and Mr. McMahon thinks the 125-acre parcel will get the same reaction. A less-intensive use would be housing. Mr. Loopley discussed wetlands and the buffer and putting a road through the area. Mr. Valle remembers it being controversial, but he asked what the Planning Board would them to do with it. One-tenth of the 12 acres is buildable. Mr. Valle thinks it includes buffers. It's rocky, but buildable.

Mr. Steffen noted the maps he provided are from the RPC and they show vacant parcels with possible development potential. The map also shows the zoning districts and wetlands. He has provided these to the Vision sub-committee to assist in their work.

Mr. McMahon asked about the Class VI road access to the water tower and whether there is a way to access their parcel instead of by Falcone Circle. Mr. Valle responded that there may need to be a need for a second means of egress.

Ms. Woolsey asked if they talked with the Conservation Commission about these plans. They have not. She advised that they do that. It was noted that the value of the land is in \$20 million range or more. Ms. Woolsey stated she is also concerned about the traffic impact and waste water as well.

Mr. Valle stated that they will visit with the Conservation Commission. He believes they are within the buffers. Mr. Valle also stated that they will take their time with this project – it will take place over 25 years.

Mr. Loopley discussed wetlands in the vicinity of some of the parcels by Route 101 and by I-95.

Mr. McNamara stated that he appreciates their taking the development approach slowly and their speaking with the Conservation Commission. Mr. Valle responded that they will be moving easily as long as meetings with the Town are constructive.

Mr. McMahon stated he would like to see a plan on a single sheet that would show what is proposed on each parcel. Mr. Valle responded that he will provide that.

Mr. Emerick discussed zoning changes and areas in Town having difficult zoning. Mr. Valle responded that it is a good area for mixed use.

Mr. Lessard asked about the criteria of highest and best use. Mr. Valle responded that they have discussed with land planners different ideas. Mr. Montrone and Mr. Dingman's wish is to look at the whole property with the Town and do it all.

He noted that they have consulted with the Yale School of Design and proposed designs were reviewed. Mr. Lessard stated that Hampton would like the District Courthouse back in

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

Hampton. Mr. Lessard discussed being sure to provide proper parking if apartments are proposed. Mr. Lessard noted that their current properties are aesthetically pleasing.

An additional 30-acre lot was discussed. They would like to re-zone it to a broader use.

They will have a meeting with the Conservation Commission, visit the neighborhood and provide a map / plan of the whole lay-out.

There was a discussion about a warrant article for rezoning. Mr. Valle wanted to know if the applicants would get the Planning Board's support. He stated if that was case they would be able to keep moving forward with their plans. He noted if it takes a lot of time, Mr. Montrone and Mr. Dingman may get discouraged. The Planning board was concerned that there wasn't enough time to work with them on possible rezoning articles due to all the other amendments that are being worked on. It was noted that there are only five meetings left for this year.

III. NEW PUBLIC HEARINGS

12-033 48 Hobson Avenue (after the fact)

Map: 289, Lot: 8

Applicant: Kelly Ford

Owner of Record: Same

Special Permit: Replace rear deck from 8 feet x 6 feet to 10 feet x 8 feet.

The applicant requested that the application be continued to November 6, 2013 meeting.

MOTION by Mr. Lessard to continue the application to the November 6, 2013 meeting.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 0

MOTION PASSED.

13-040 56 Mooring Drive

Map: 289, Lot: 35-1

Applicant: Donna Gaznick-Hopler

Owner of Record: Same

Special Permit: Replace block foundation with a poured concrete foundation; same footprint. Building to have a higher elevation.

Donna Gaznick-Hopler appeared with Mr. Gaznick. They would like to be able to raise their property and put in a new foundation and structure. She noted that she has lived at the property since September. Ms. Woolsey asked if other neighbors have done this. It was answered that most of the structures are on cinder blocks.

Mr. Gaznick discussed that the dwellings around them are much higher than her property. It was noted that the public notice wording has it listed as "paved" for the foundation, it should state "poured" instead. The proposed construction was discussed. The height of the foundation will be 48" above grade.

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

BOARD

Mr. Lessard stated he thinks that they are moving in the right direction. He asked about the new floodplain elevation and what elevation they are at. He stated that he thinks they should pour higher and add extra steps to the stairs because otherwise the flood insurance is going to be very high. Ms. Gaznick asked the contractor to go as high as they can go - they will go up an extra 8". They cannot go over 35 feet for building height.

Mr. Gaznick asked about putting another floor on. He noted that they have met with a structural engineer and were wondering if they could put a floor underneath.

Mr. Loopley asked about encroachment on the property line – it appeared that way to him from one of the application materials.

Ms. Dionne, Conservation Coordinator appeared. She stated that she agrees with Mr. Lessard's comments about encouraging the property owner to lift the structure as high as they could. It was noted that there is no issue with adding another floor as long as they stay within existing footprint. Ms. Dionne noted that the new flood risk maps have not come out yet.

Ms. Woolsey asked about the placement of utilities in that space.

MOTION by Mr. Emerick to approve the special permit with the stipulations contained in the Conservation Commission's letter dated September 30, 2013.

SECOND by Ms. Woolsey.

VOTE: 6 – 0 – 0

MOTION PASSED.

13-041 16 Nor'East Lane

Map: 99, Lot: 7

Applicants: Robert and Mary Jane Solomon

Owners of Record: Same

Special Permit: Rehabilitate existing deck; replace 315 square feet of asphalt with 208 SF of grass & 107 SF of pervious walkway.

Mr. Henry Boyd of Millenium Engineering appeared. He noted that the sea wall project is beginning in front of their property. The applicant asked if the deck should be done at the same time and Mr. Boyd stated "yes". The deck wraps around the southerly portion of the house. A door has been eliminated. The new deck is 16 square feet smaller. He discussed planting of vegetation was discussed. He noted that he advised against putting in dune grass. He further noted that a lot of pavement will be removed and grass will be planted in its place. Pervious pavers will also be used to make the area look nice.

BOARD

Ms. Woolsey asked about abutter letters on the sea wall project. Mr. Boyd noted that this project is only for the deck.

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

MOTION by Mr. Emerick to approve the special permit with the stipulations contained in the Conservation Commission's letter dated September 30, 2013.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

13-042 39 Nudd Avenue

Map: 274, Lot: 157.

Applicants: William and Linda Statires.

Owners of Record: Same

Special Permit: Remove all existing structures & driveway & build new single-family home and garage.

Mr. and Mrs. Statires and Mr. Donaghue (contractor) appeared. They would like tear down existing structures and build a new house in their place. Mr. Donaghue stated that the site has an impermeable surface of 3,900 square feet - there is a lot of pavement existing on the property. The new house will be on the first 50 feet. They originally had proposed a shed, deck and platform for the AC unit. They have agreed not to install the shed instead make the garage bigger on the other side. They are permitted by the Conservation Commission 130 square feet to of impact into the buffer zone with the removal of the shed. They would like to construct a 12' x 18' deck, stairs and install an air conditioner unit.

They stated that the Conservation Commission is in concurrence with their plans. The garage will be attached to the home and the driveway will be in front.

BOARD

Mr. Lessard asked if the garage would be flush with house. They responded "yes". They need room for two parking spaces on-site per Mr. Lessard. The 10' setback from the road was discussed. The applicants cannot park on Town land. The garage can be 18 feet from the property line. It's now about 20 feet. The applicants need two 9' x 18' parking spaces. There was discussion about needing to go back further into the backyard with the construction. The garage will be 13' 6" wide. There will be a 6" overhang for soffits. Mr. Lessard asked that they build the house as high as possible as well. Mr. Donaghue noted that the maximum height is 50'.

Mr. McNamara stated that the applicants have been very cooperative throughout the process. Mr. Lessard asked how we deal with the footprint. The Board discussed adding 130 square feet to the rear of the garage.

Ms. Dionne of the Conservation Commission Coordinator appeared. She noted that the Conservation Commission gave them some flexibility to be able to deal with the garage.

MOTION by Mr. Emerick to approve the special permit with the stipulations contained in the Conservation Commission's letter dated September 30, 2013.

SECOND by Mr. McMahon.

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

VOTE: 6 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of September 18, 2013

MOTION by Ms. Woolsey to accept the September 18, 2013 Minutes.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

Mr. Steffen mentioned the Unitil invitation to the annual gas emergency meeting. It will be at the Portsmouth Courtyard at the Marriott on November 13th from 8 a.m. to 10 a.m.

VII. OTHER BUSINESS

Ms. Woolsey requested that for the November 6th meeting she would like Fire Chief Silver, the Deputy Chief and Scott Steele, Fire Prevention Office to attend to talk briefly with the Board about their approach to fire suppression and safety. Mr. Loopley noted that we routinely send the plans out for their review. Mr. Lessard thinks it would be a good educational opportunity for the public. Mr. McNamara commented that the second meeting in November might be better.

Mr. McMahon suggested doing this at the October 16 meeting under “Attending to be Heard”.

Mr. McMahon also noted the recent discussion at the HBAC meeting about extending the higher development zone all along Ocean Boulevard. He stated that he thinks we should have a public forum to see where the public stands on the proposals. He recommended that we do that soon.

Ms. Woolsey discussed how she had received some negative feedback to allowing this on the west side of Ashworth Avenue. Mr. McMahon stated going north on Ocean Blvd. appeared pleasing to some as well.

Mr. McNamara asked about doing the forum the 23rd of October. Laurie will check with Kristina Ostman to see if the Selectmen’s Meeting Room is available for 7:00 p.m. Also, Laurie will check to see if Channel 22 can broadcast it and with Paul Paquette on getting it posted on Ch. 22 and the Town website.

Mr. Lessard commented that he felt that we should support inclusion of the rehabilitation of the Neil Underwood Bridge versus fixing Ocean Boulevard in the update to the State’s Ten

HAMPTON PLANNING BOARD

MINUTES

October 2, 2013 – 7:00 p.m.

Year Transportation Plan. He stated he would like to see the bridge upgraded and not bumped off the NHDOT list. He noted that it is the Town's evacuation route as well.

Mr. Steffen discussed the update the Regional Master Plan and the regional conversations. He noted the recent one that he attended in Portsmouth that covered the topics of transportation, housing and economic development. He made copies of the notes from the meeting which he handed out to the Board. He noted that he could email out as well. He also mentioned the survey for those that can't make the meetings. He handed the survey cards out. He noted the next topics meeting will be at the Seabrook Library on October 7 from 5:30 to 7:45 p.m.

Mr. Loopley thanked Vice Chairman McNamara for acting as Chair and noted he did a good job!

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Ms. Woolsey.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:37 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