

## HAMPTON PLANNING BOARD

### MINUTES

December 3, 2014 – 7:00 p.m.

**PRESENT:** Mark Olson, Chair  
Brendan McNamara, Vice Chair  
Fran McMahan, Clerk  
Rick Griffin, Selectmen Member  
Tracy Emerick  
Ann Carnaby  
Tom Higgins, Alternate  
Jason Bachand, Town Planner  
Laurie Olivier, Planning Coordinator

**ABSENT:** **Keith Lessard**

#### 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. NEW PUBLIC HEARINGS

##### **14-057 31-33 Ocean Boulevard**

Map: 296, Lots: 20, 32 & 33

Applicant: Steve Pascoe, AAA General Contracting, Inc.

Owner of Record: NTC Real Estate Development, LLC, Keith Crowley

Site Plan: Remove existing seven cottages & construct a four-story building (12 Units) with associated parking and upgraded utilities.

Attorney Peter Saari of Casassa & Ryan and Joe Coronati of Jones & Beach appeared. Tom Higgins announced he was a former owner of the property. He asked if anyone thought it would be a conflict of interest and asked if he should step down. Mr. Olson asked if anyone had a problem with Mr. Higgins sitting in and no one had an issue.

Steve Pascoe, future owner of the property appeared as well. Keith Crowley and John Dugger, Architect, were in the audience.

Mr. Coronati said this project was the former site of the Harris Real Estate office. The cottages are still standing. There are 7 of them. They were converted into condominiums seven or eight years ago. Steve Pascoe is looking to buy the property and re-develop it. It was formerly approved as a 31-unit hotel in 2006 or 2007.

This is a 12-unit residential condominium unit. It is stacked townhouses. Each townhouse is two stories. Every unit has a set of stairs within itself. There is an elevator that has to go to the 3<sup>rd</sup> floor. This project is similar to 375 Ocean Boulevard.

Parking. All access to parking is from P Street. All parking is in the rear of the building. There will be a solid sidewalk in front of the building.

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They are looking at amending the sidewalk. The current sidewalk is asphalt. A curb will be added. The front of the building will be a loading zone.

Utilities all come off of P Street. This will be a sprinklered building. EcoPavers on west side of parking lot will be used. Drainage will come across the parking lot and infiltrate.

The roof pitches toward the front. There will be a fence along the property line. Each walkway will have a gate and access into their units.

A new sidewalk will be constructed along P Street.

Trash will be private; snowplowing will be private and handled by the Condominium Association.

Mr. John Dugger, the Architect, appeared. The balcony faces the view side. The first floor has a balcony all along the front. The development was discussed in detail. The building will be shingles. There are multiple egress areas planned. Two bedrooms and two baths and a laundry room are on the top floor.

The units are (end) 1,567 and the middle units are 1,364. Larger units get up to 1,768 with decking (one unit). The base (bottom) units are smaller. First floor (because of parking) – those units are 1,437 on the ends and 1,364 on the internal units.

The building is 45' tall to the top of the gables on the end. They did not need zoning relief. Mr. Olson said it is flat; no spot elevations.

Mr. McNamara asked about the two end units not having patios. Mr. Coronati said he did not add patio areas in the front. Mr. Coronati said they can be added later. If it's not a patio, it would be grass or something else (pervious).

Mr. Higgins asked about variances. Zoning was approved for this layout/plan, it went to court and then Mr. Pascoe picked it up and went forward with the project. Mr. Higgins asked where snow storage is. Mr. Coronati said it is at the back area. It will be trucked off site per Mr. Coronati. Mr. Higgins asked about the P Street side and parking. Mr. Coronati isn't sure which side they park on P Street. Mr. Coronati said there could be room for a couple of spaces.

The front will be asphalt. Mr. Coronati showed which sections would be asphalt – to match what is there. Mr. Higgins said it would be nice to have a sidewalk all the way around. Mr. McMahan thinks if the project is approved, the applicant should do it all. Mr. McMahan said he wants it in front of their property. Not all the way down the Boulevard. In front of the project would look good.

Mr. Olson said DPW challenged the Planning Board on this. Mr. Coronati said they can do concrete if they want. Mr. Olson admires the granite curb. He would rather have it concrete. There will be 50' of asphalt. **It will be concrete per Mr. Coronati.**

Mr. McMahan asked who controls parking along Ocean Boulevard. Mr. Coronati thinks it's the State. Mr. Higgins believes it's both. Mr. Griffin said if it the parking is in front of the building, it is the Town. If on the other side, it's the State. Police wanted front area noted as a "Loading Zone".

Mr. McNamara asked about required amount of parking. One is a handicapped spot that matches the 25 standard spots. He asked how that spot will be designated. Mr. Coronati said the handicapped spot would be visitor if none of the purchasers need a handicapped space. If one of the tenants is handicapped, they would get that spot. If there are two people handicapped, they could make another spot handicapped (the location to the right of the mechanical room).

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Douglas Brown appeared. His parents live at 37 Ocean Boulevard. He discussed asphalt and the concrete. His concern is variances that were put forth in the original plan. His parents weren't represented before. His family has owned the property for 70 years; he asked if they would get the same variance if they want to do new construction and build a large project. He asked about setbacks for his parents' property in the future. He is disputing the setbacks on the variances. His parents said the building will be beautiful. His parents are not against it. He wants it 4' on the lot line.

Mr. Olson noted this. He stated that the Town cannot overturn a granted variance. Mr. McMahon asked the applicants if they can tighten up the building. Mr. Coronati said they need that 6 inches.

Mr. Olson said variances come from Zoning.

Mr. Emerick appeared.

Mr. Griffin said he was on ZBA for a while. If this project got the variances, he feels future builders should get it also.

Mr. Walter Wyse appeared. He was an abutter on prior projects, but he was not notified on this project. He read verbage from the Master Plan regarding drainage and pump systems and rain water. He discussed his 3 River Avenue area. His cellar gets flooded now. He has mold and bacteria from flooding. He wants the Planning Board to protect the public. He has owned his Hampton property for 25 years. He wants a hydraulic engineer to be involved.

Mr. Walter Suprey, 30 Ocean Boulevard, appeared. He is concerned about heights. The rear of the building with fire issues were discussed. He discussed a potential car fire and what would/may occur.

He also asked about lighting. He asked if lights would face in from balcony. He is directly across the street. Only lights are at the doorways per Mr. Coronati. Balcony lights would face straight down on the balcony or deck. Mr. Suprey asked about drainage. He discussed the catch basin. He noted that in front of 36 Ocean Boulevard that that person has drainage problems. The rest of water shoots down Haverhill. At high tide, drainage gates close and water cannot proceed into the ocean. He is concerned if water backs up. He wants them to check with State about the broken culvert at 36 Ocean Boulevard.

Mr. Suprey discussed concrete curbing. There is a foot and a half between curbing and street. He asked how far the step would be from the street. Mr. Coronati said the curb will be 9" at most. It should be less. Sidewalk will be concrete. They can adjust the grades to make it look right. There are catch basins in front of the property. It should be 6" (typical). The "No Loading Zone" was asked about by Mr. Suprey. Ten parking spaces are going to be taken away. Mr. Suprey has trouble with parking for visitors. P Street has plenty of parking. He doesn't agree with the Police Chief. No parking in front of the building does not make sense.

Mr. Suprey asked where the air conditioning units will be. They will be on roof; on the flat section.

Mr. Suprey wants to know what the outside will look like.

June White appeared, 8 River Avenue. She will see this project from any of her windows. She opposes this project. It's too large. It will stick out.

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Ms. White talked about drainage. Sewers back up every time it rains. Neighbor gets black mold constantly.

Ms. White discussed the Master Plan. The Board and Town accepted it. It should be small to moderate buildings per the Plan. She knows they are within the height limit. It's going across three lots. It is not small. Congestion was discussed. She discussed site plans should take into consideration lighting, traffic, parking, etc. Losing parking was discussed.

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Mr. Bachand, Town Planner discussed his Planner's Memorandum. He looked at old application. This is a smaller project than what was proposed before. **“No Mow” language should be out of this Memorandum (#12). The project will require a Lot Merger.**

Mr. Bachand spoke with Scott Steele (Fire) today. He asked about snow removal. He asked for the turn-around time for snow removal. Once capacity is met, he does not want it to overflow. There needs to be a quick turn-around time. It will be off site after every storm. Mr. Bachand wants to know where snow will be trucked to. Mr. Coronati is not sure where it will be trucked.

Ms. Dionne, Conservation Commission, appeared. She was part of the PRC discussion on this application. She wants the **snow removal to be handled in the O&M Report.** They can list a location to give to the Planning Board. **Timing of snow removal could be added in the O&M as well.**

**Mr. Coronati also said putting who the contractor is on the project would be a good idea as well. Mr. Bachand said he will add that to #20. It has to be removed at the end of a storm (reach capacity).**

Eleven spots are being eliminated. You are not allowed to park in front now anyway. There are 25 spots now. There are no spots now per Mr. Higgins. There is a net gain of 14 parking spots.

**Mr. Coronati will note the 2<sup>nd</sup> handicapped spot.** Mr. Higgins asked about the public being involved with the PRC process.

Mr. Olson asked about stacked townhouses. Mr. Coronati said it looks like flats. There will be sprinklers outside the overhangs. It is required. The cars are only half under.

**Mr. McMahon asked if the developer is willing to buy another 50' of sidewalk to do in front of Brown's. Mr. Pascoe agreed to that.**

Mr. Higgins said “Doug” will lose his spot. Mr. Olson wants a **“no loading zone” in front** of the building.

Mr. Olson said it would be nice to make an improvement to see it through.

Mr. McMahon asked about the dissolution of the condominium. It is owned by Keith Crowley. Double lot is condos; one entity owns the lot where the building used to be. Seven condos are on one lot. It's one owner.

Mr. Olson said there is no net gain with regard to run-off. Mr. Coronati discussed run-off. Anything to front of property goes into catch basin. The West side of Ocean Boulevard is

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owned by the Town. The West side is the State. Mr. Griffin said there is flooding all along Ocean Boulevard.

O&M Plan requirements were discussed.

**MOTION** by Mr. McMahon to approve the site plan along with the conditions in the Planner's Memo of December 3, 2014; noting the revision to #12 with the addition of the sidewalk onto O Street. The Plan is J&B #13098. Applicants also need to apply to the Assessor's. Also, #20 needs to be revised noting where snow will be trucked off/added to O&M..

**SECOND** by Mr. Emerick.

**VOTE 6 – 0 – 1 (McNamara)**

**MOTION PASSED.**

**14-058 1 Park Avenue**

Map 189 Lot 12

Applicant: One Park Avenue Condo Assoc.

Owner of Record: Gerry Weidema Rev. Trust & Joseph K. Simeone Rev. Trust

Special Permit: Relocate/Reconstruct trash container area.

Ms. Eileen Nevins (President of the Condo Association) and Joe Simeone (Officer of the Condo Association) appeared. They came for a special permit. They need to reconstruct the trash container area. It is in really bad shape. It will be larger and more rectangular. It's going to be constructed on black top. They need to increase the size because of trash, but also have recyclables. Mr. Simeone handed out pictures. They can't put receptacles side by side. They need larger containers. A consultant came in and he recommended they be side by side. They are further away from buffer than before. Asphalt will be replaced with concrete slab. They will use state-of-the art materials.

**BOARD**

Mr. Olson was on the sitewalk. He is in agreement of it. They will follow stipulations of Conservation Commission.

**PUBLIC**

Tim O'Connor, 19 Park Avenue appeared. He thinks it looks like a nice project. Mr. Bachand saw this site and he thinks it will be a major improvement.

**MOTION** by Mr. McNamara to grant the special permit along with the stipulations contained in the Conservation Commission's letter dated November 28, 2014.

**SECOND** by Mr. Emerick.

**VOTE 7 – 0 - 0**

**MOTION PASSED.**

**14-059 140 King's Highway**

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Map 183 Lot 18-14

Applicants: Nancy Meager Mills & Richard Mills, Jr.

Owner of Record: Nancy E. Meagher

Special Permit (AFTER THE FACT): Installation of 71 square foot Eco-Paved area at rear of property. Addition of six swamp azalea bushes.

Ms. Meager Mills and Mr. Mills appeared. Ecopavers were installed. The front was approved, but the back area has not been approved.

Mr. Olson said the additional six swamp azaleas are the applicants' mitigation. They are offsetting their project with that.

Mr. Higgins asked where the wetlands are.

Mr. Bachand drove by the site. He recommends approval.

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

**SECOND** by Mr. McNamara.

**VOTE 7- 0 - 0**

**MOTION PASSED.**

**14-060 377 Ocean Boulevard**

Map 265 Lot 20

Applicant: Warren Kelly, Kelly Properties

Owner of Record: Ocean Boulevard NTU, LLC

Site Plan/Amended Application: Twenty Five Units: Construction of one 12-unit bldg (with eight, 2-bedroom units & four 3-bedroom penthouse condominiums); one, 6-unit bldg with 1-bedroom units & 7 one-unit condo bldgs.

Waiver Request (partial): Section III – Procedures, D.1 (Fees).

Mr. Joseph Coronati appeared along with Attorney Peter Saari. They are representing Warren Kelly. This project was approved prior, but then the approval was vacated. The front of the building was a drive-thru building. It's been re-designed to accommodate the situation. There is a smaller building now in front. You do not drive under any portion of the building now. There are six, one-bedroom units. The front building has been made smaller; An additional floor was added on. Two, two-bedroom units are on the ground floor. There are five garage spaces. The penthouse units are 1 ½ times larger. Two units are on the 5<sup>th</sup> floor. The other building is six units; two units per floor. They are one-bedroom units with large decks.

They re-arranged the driveway and parking. They got rid of the swimming pool. Cottages in the back are the same as what was approved. Cottages have been made smaller. They rotated unit #3 and #7 so there would be more green space. Two units in the back are the same as what approved by the Board. They require a special permit. This is now 25 units. It has added 5 additional units. All parking is on site.

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Utilities are the same. Drainage is the same as what was approved. It has three StormTech systems. They went to PRC meeting. Plans in front of Board tonight do not address the PRC comments. They met with Unutil.

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Mr. Olson is impressed with the changes. He is asking about the first spot in the main building. Coming in off of Ocean Boulevard, he thinks, is still not easy to navigate. Mr. Olson also said the illustration shows a car can go into the garage. It's in the travel lane. It is misrepresentation. Mr. Olson asked if the cars in the building are behind the doors and Mr. Coronati stated "yes".

**The trash and sprinkler room would ease the turning radius per Mr. Olson. Mr. Coronati said that can be done.**

Mr. Higgins asked about the location of snow storage. **Mr. Coronati showed the Board. Mr. Higgins asked about #16, what an eel ditch is. Sheet C2-#1. He asked about eel ditch. He wants it noted as a buffer so snow is not stored in the buffer.** No one will know what an eel ditch is. **Mr. Coronati said the note needs to be changed to "Wetlands Buffer". It should say within 50' of the wetland buffer.**

Mr. Higgins is confused by the waiver of fees. Mr. Bachand stated one is an impact fee for all projects. Mr. Bachand said he had 20 units; he has 5 more so he got a waiver of what he already paid.

Ms. Carnaby asked about parking spaces required and amount of spaces available. It is two spaces per unit; with 25 units they would need 50 parking spaces and then visitor parking spaces. They got a waiver for the one-bedroom units.

Mr. McMahon asked about the difference in square footage.

Mr. Coronati said cottages 1, 2 and 3 are roughly 21 x 36. There's a bump out. They are identical to Keefe Avenue (one foot smaller). The one-bedroom units in the 6 unit building are roughly 23' x 28'. Cottages 1, 2 and 3 are 1,450 square feet. The 12-unit building out front are as low as 1,180 and upper floors are 1,700 (3 bedroom penthouse units).

Mr. Higgins asked about the color. Siding will be vinyl.

### PUBLIC

Mr. Bachand discussed snow storage. **He wants location to be provided in O&M report.** Mr. Bachand spoke with Scott Steele. He is satisfied. **The hammerhead (Condition #17) it should be modified for turning movement. It should be addressed in final plan.** He reminded Board to take a vote on the waiver. Mr. Coronati said it will be 22' at the hammerhead.

Mr. Higgins asked about the sidewalk. It will be asphalt. Mr. Coronati wants to stay similar to what is there. Mr. Higgins said 375 Ocean Boulevard is brand new. Mr. Higgins wants them to put in a cement sidewalk with a granite curb. Mr. Higgins said they should be all required to use granite curbing with sidewalks. Mr. Olson asked Joe C. to make it look nice.

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Discussion on sidewalks ensued. Mr. Olson thinks it should be concrete. **Mr. Coronati said they will be okay with concrete. That will be added as a condition in the decision letter. Eel Ditch will be corrected also. Eel ditch – snow storage – wetland buffer. That will be incorporated in #18.**

**MOTION** by Mr. Emerick to grant the waiver request.

**SECOND** by Mr. McMahon.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

Mr. Saari said they may come for a waiver request on impact fees. Not on all units.

**MOTION TO** approve the plan as modified by Planner's Memorandum as noted above.

**SECOND** by Mr. McMahon.

**VOTE: 6 – 0 – 1 (McNamara)**

**MOTION PASSED.**

**IV. CONTINUED PUBLIC HEARINGS**

**V. CONSIDERATION OF MINUTES of November 19, 2014.**

**MOTION** by Mr. Emerick to accept the November 19<sup>th</sup> Minutes.

**SECOND** by Mr. McMahon.

**VOTE: 6 – 0 – 1 (Higgins)**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

On 24<sup>th</sup> of November, Jason went to a RPC meeting. Mr. Bachand will keep up with that. He is attending a NH Shoreline conference in Portsmouth next Thursday.

The amendments are slated for public hearing on December 17<sup>th</sup>. The second public hearing would be the first Wednesday in January.

The Hampton Christmas Parade is Saturday at 1:00 p.m.

**VII. OTHER BUSINESS**

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**VIII. ADJOURNMENT**

**MOTION** by Mr. Emerick to adjourn.

**SECOND** by Mr. McNamara.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 8:53 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**