

HAMPTON PLANNING BOARD

MINUTES

June 17, 2015 – 7:00 p.m.

PRESENT: Brendan McNamara, Chair
Fran McMahon, Vice Chair
Ann Carnaby, Clerk
James Waddell, Selectman Member
Keith Lessard
Thomas Higgins, Alternate
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Mark Olson & Tracy Emerick

I. CALL TO ORDER

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

- **Change of Use:** 150 High Street, Atlantic Bridge & Engineering, Inc. – School to Professional Office

Courtney Branagan appeared. She is an Officer for Atlantic Bridge & Engineering. Mr. Higgins asked if the building is ADA compliant and she stated “yes”. Ms. Carnaby thinks it would be wonderful to have that building occupied. Mr. Lessard asked if it would be subletted and Ms. Branagan stated “no”. It will be their new corporate office. They will occupy the whole property; they don't fill the whole space, but it would give the Company room to grow. Mr. McMahon asked if the sign is in compliance with the Town Sign Ordinance and it is. She wants it to look more like a residence.

MOTION by Mr. Lessard to approve the Use Change.

SECOND by Mr. Waddell.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. McNamara said the Timber Swamp applications will be combined and could be lengthy and offered to hear the Island Path application first. Attorney Peter Saari was not present so the Board went on to hear the Timber Swamp applications.

III. CONTINUED PUBLIC HEARINGS

15-012 44 & 50 Timber Swamp Road (continued from May 6, 2015)

Maps: 66 & 85 Lots: 4 & 2

Applicants: Susanna Tetlow Dunbar & J. Michael Dunbar

HAMPTON PLANNING BOARD

MINUTES

June 17, 2015 – 7:00 p.m.

Owner of Record: Same

Subdivision: 5-lot Subdivision (3 residential and 2 industrial).

15-032 44 & 50 Timber Swamp Road

Maps: 66 & 85 Lots: 4 & 2

Applicants: Susanna Tetlow Dunbar & J. Michael Dunbar

Owner of Record: Same

Special Permit: Removal of asphalt; prevention of destruction of natural wetlands; protect wildlife habitat & preserve aesthetic values associated with wetlands.

Mr. Joseph Coronati, Jones & Beach, appeared with Michael Dunbar, the applicant. The other applicant, Susanna Dunbar, was in the audience. The last time the applicants were heard on the project, the applicants discovered they have poorly-drained soils and needed a special permit. The applicants met with the Conservation Commission.

Mr. Coronati discussed the wetland buffer. They added increased buffer areas. The wetland area in the rear is sensitive. Poorly-drained soils were discussed. They added boulders along the driveway. They increased the area of Lot #4 to meet the 30,000 square-foot minimum required for septic. Mr. Coronati received Mr. Bachand's memorandum and they accept all the conditions, and those of the Conservation Commission's letter also.

BOARD

Mr. McMahon asked about issues with the Fire Department. Mr. Coronati said the common portion of the driveway is 24'. It was first proposed at 18' or 20'. The length of Lot #3's driveway had to be increased from 12' to 20'. Mr. Bachand spoke with the Fire Chief and he is in agreement with the changes as shown.

Mr. Higgins is confused with the lots and easements. He asked why the easement can't just be included in the lot. Mr. Coronati said there is a zone line and power lines and said the applicant brought it up to the Zoning Board with variances, etc., so this is what they came up with. The well cannot be in the easement. Windsor Chair Institute has their well outside also, so that is why Mr. Coronati did this.

**PUBLIC
BOARD**

Mr. Bachand stated the Fire Chief reviewed the revised plans, agrees with the modified common driveway and recommends that change. The Conservation Commission is all set as well.

Mr. McMahon asked if this would be Town trash pick-up; Mr. Bachand said that is his understanding. Mr. Coronati said they would like trash pick-up for residential lots. Trash gets pick up for the Windsor Chair Institute also.

HAMPTON PLANNING BOARD

MINUTES

June 17, 2015 – 7:00 p.m.

MOTION by Mr. Lessard to grant the special permit in accordance with the stipulations contained in the Conservation Commission's letter dated May 29, 2015.

SECOND by Mr. McMahon.

VOTE: 6 – 0 - 0

MOTION PASSED

MOTION by Mr. Lessard to grant the 5-lot subdivision (3 residential and 2 industrial) in accordance with the Town Planner's Memorandum dated June 17, 2015 pertaining to Project #13102, revisions dated 6/10/15.

SECOND by Mr. McMahon.

VOTE: 5 – 0 – 1 (Higgins)

MOTION PASSED.

15-027 183 Island Path (Continued from June 3, 2015)

Map: 280 Lot: 42

Applicant: Hilda Silva & Pamela Rush, Trustee

Owners of Record: Same

Subdivision and Minor Lot Line Adjustment: Replace Existing Building; Waiver Request: Section V.E.1, 3-5, 7-9, 12 & 13 of Subdivision Regulations-Detailed Plan.

Attorney Peter Saari appeared. Mr. Bachand's memorandum summed up the situation. There was never a recorded plan. They are asking to re-create the line officially. Pins are still there; they have always been there. The Selectmen accepted the lot line agreement. This is a minor lot line adjustment; very minor. Mr. Sullivan (buyer) already came to this Board and to the Zoning Board. They are trying to make official what should have been official many years ago.

Mr. McNamara said that the alternates should receive Memoranda as well (on all applications).

BOARD

Mr. Higgins noted that the house is on the lot that did not exist; it's already been merged with the lot next door. It's one lot now per Attorney Saari.

PUBLIC

Mary Ganz wants the Board to be encouraged to accept this. She said the Town had it as two separate lots previously.

BOARD

Mr. Bachand said this has been worked on for a while with the Town Attorney and Town Manager's Office. He recommends approval subject to the conditions of approval in his planner's memo. Also, the variances granted for zoning Sections 4.5.1 and 4.5.2 are to be listed on the final plan and incorporated into his six conditions, now resulting in seven conditions. Attorney Saari understands.

HAMPTON PLANNING BOARD

MINUTES

June 17, 2015 – 7:00 p.m.

MOTION by Mr. Lessard to approve the Subdivision and Minor Lot Line Adjustment (per the recommendations of Mr. Bachand above).

SECOND by Ms. Carnaby.

VOTE: 6 – 0 – 0

MOTION PASSED.

We have the boundary line agreement signed by the Board of Selectmen.

IV. NEW PUBLIC HEARINGS

15-032 44 & 50 Timber Swamp Road (heard above)**

Maps: 66 & 85 Lots: 4 & 2

Applicants: Susanna Tetlow Dunbar & J. Michael Dunbar

Owner of Record: Same

Special Permit: Removal of asphalt; prevention of destruction of natural wetlands; protect wildlife habitat & preserve aesthetic values associated with wetlands.

V. CONSIDERATION OF MINUTES of June 3, 2015

MOTION by Mr. Lessard to approve the June 3, 2015 Minutes.

SECOND by Mr. McMahon.

VOTE: 4 – 0 – 2 (Waddell & Higgins)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

Mr. Lessard discussed the Drift Motel. The owners are creating parking spaces in the right of way; there is a sign for guests only. **He wants some action taken.** This parking is not just for the Drift's benefit; it should be for anyone to park. Mr. Dumont promised this would not happen. **Mr. Bachand will look into that.**

• Report on the NH Planners Association Conference held June 5, 2015

Mr. Bachand said he attended the NH Planners Conference. He sent some materials he felt would be of interest. Linkages with bike routes/trails and other types of trails were discussed. **He wants to work on rails to trails.**

Adaptive Planning & Design was discussed. We have outlines on this material available in the Planning Office.

Medical marijuana was discussed. We are in Geographic Area 1. He discussed treatment centers and other information. Information is available in the Planning Office. He discussed considering as a warrant article. Our Ordinance does not allow it now; it's silent. Mr. Bachand said you can't prohibit it under the adopted RSA and **noted that the Board should look at our**

HAMPTON PLANNING BOARD

MINUTES

June 17, 2015 – 7:00 p.m.

Ordinance to see where it could be deemed appropriate. The soonest the Board could do this would be next March.

Mr. Lessard asked if we should be preparing for a liberal allowance of use. Mr. Bachand said the conference discussion was intended to be specific to medical use.

Mr. McNamara stated the Board needs to think of what Zone it would be in. Mr. Waddell said it's better to be pro-active than re-active.

Ms. Carnaby asked about a proper place for a treatment center; the other area to deal with is growing. She asked if they need to be in the same place, i.e. adjacent.

Mr. Higgins brought up the Building Department and asked what restrictions there are on framing, building and power driving. Memorial Day to Labor Day there should not be pile drivings. Mr. Bachand said at pre-construction meetings those issues are brought up. **Mr. Bachand will get the information and give it to the Board.** No pilings/foundations. Working inside was discussed. Mr. Higgins said Ashworth pilings have started. Grout is going in the holes.

Mr. Bachand said next Monday at 9:00 a.m., there is a North Beach wall completion celebration with a special presentation from the Historical Society. Mr. Lessard shared the field stone history in a nutshell.

Mr. Bachand said he is working on the proposed budget. It's due July 10th. He is proposing to meet July 1st for a public/non-public meeting and he asked the Board to meet at 6:00 on July 1st and they concurred.

VIII. ADJOURNMENT

MOTION by Mr. Lessard to adjourn.

SECOND by Ms. Carnaby.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:55 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