

HAMPTON PLANNING BOARD

MINUTES

July 1, 2015 – 7:00 p.m.

6:00 p.m. Public Meeting – Town Manager’s Conference Room

Non-public Session - RSA 91-A:3, II (a), roll call vote required

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

ABSENT:

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.

The Planning Board agreed to begin with hearing the King’s Highway application.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

15-033 92 King’s Highway

Map: 196 Lot: 9-2

Applicant: Gail Morrison

Owner of Record: John & Gail Morrison Rev Trust

Wetlands Permit: Remove and replace fence.

John and Gail Morrison appeared. They want to replace a wooden fence that has fallen down, with a vinyl fence. They went to the Conservation Commission and received the recommendations from them. They received a copy of the Conservation Commission letter and they are in agreement with it.

**BOARD
PUBLIC**

HAMPTON PLANNING BOARD

MINUTES

July 1, 2015 – 7:00 p.m.

Mr. Bachand recommends approval of the application along with the recommendations contained in the Conservation Commission's letter dated June 26, 2015.

MOTION by Mr. Emerick to approve the wetlands permit along with the stipulations from the Conservation Commission letter dated June 26, 2015.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

- Amendment-Site Plan Regulations and Subdivision Regulations

Mr. Bachand stated that at the May 20, 2015 Planning Board meeting, the Board approved a new fee schedule. This amendment updates Appendix B in the Subdivision and Site Plan Regulations. The new fees are incorporated into that document. It is a formality but required to go through the public hearing process. The \$50 fee requested by the Board was added as well.

**BOARD
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MOVED by Mr. Emerick to amend the Site Plan and Subdivision Regulations with regard to Appendix B incorporating the new Fee Schedule.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. Bachand passed around the Certification to be signed by the Board members.

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of June 17, 2015.

MOTION by Mr. Lessard to approve the June 17, 2015 Minutes.

SECOND by Mr. Waddell.

VOTE: 5 – 0 – 2 (Olson & Emerick abstained). MOTION PASSED.

VI. CORRESPONDENCE

The 41:14-a request was discussed regarding Fellows Avenue; near/a part of the Hampton River Marina--Harris Avenue and Fellows Avenue. The deed was found but it was never handled. **The Board of Selectmen requires the Planning Board's recommendation to acquire this parcel.**

It is the travel lane of Harris Avenue per Mr. Olson. Mr. Bachand said it was a request from the Town Manager's Office. Mr. McMahon asked for the status of the project; Mr.

HAMPTON PLANNING BOARD

MINUTES

July 1, 2015 – 7:00 p.m.

Bachand stated it is not complete, but they have achieved active and substantial. It was a condition of the Hampton River Marina's approval.

Mr. Emerick asked if this is to reinforce approval. Mr. Bachand said the Board just needs to make a recommendation so that the deed gets filed. Mr. McNamara said we don't need a vote. Mr. Bachand asked if the Board needs more research before recommending. Mr. Emerick said it was emergency access for the Fire Department.

Mr. Emerick asked if the Town is just getting that little corner (noted on plan). The road goes over private property. Mr. Olson asked if the applicants fulfilled their obligation (Thibeault) as he does not want to rubber stamp it. Ms. Carnaby said it should be looked at again. Mr. Bachand just received this yesterday; he is happy to get further information. Mr. McMahan wants to know the status of the site. Mr. McNamara asked if some of the retaining wall was taken down.

Mr. Bachand said the land acquisition is a formality as this was a condition of approval. Mr. Lessard doesn't want this to be a quasi re-approval. **The Board asked Mr. Bachand to state the Planning Board recommends this.**

VII. OTHER BUSINESS

Mr. Bachand gave the Zoning Review Subcommittee Update. The first meeting was last Wednesday evening. Mr. Emerick and Ms. Carnaby were there. Joe Valle presented and discussed his ideas for the subject parcels. Minutes were provided. **The next meeting is July 29th.**

There were a lot of diverse ideas per Ms. Carnaby and Mr. Emerick was happy with the turn out. There could be zoning changes per Mr. Emerick. Most of the zoning was not a problem. A senior citizens complex could not go in there. No 55+ housing could go in there; it needs a medical component. Lodging and hospitality was brought up. Mr. Bachand said Joe Valle's ideas were helpful.

Mr. Emerick asked about the water tower parcel. Incorporating the Park and Ride by adding court house there was mentioned. Ms. Carnaby said Mr. Valle voiced his willingness to give portions of land to the Conservation Commission.

Mr. Bachand discussed the CRS program and the grant application. He was pleased to announce that the Town was awarded that grant (CRS) – reduced flood insurance premiums. **Mr. Bachand and Ms. Dionne will meet with RPC on July 13th.**

HAMPTON PLANNING BOARD

MINUTES

July 1, 2015 – 7:00 p.m.

Drift Motel – parking conditions (follow-up). Mr. Bachand drove out there and noted that the parking does not comply with Board’s conditions of approval. He spoke with Mr. Schultz in the Building Department and they are dealing with it.

Construction on the beach; pile driving (follow-up). Mr. Bachand confirmed with Mr. Schultz that there is no pile driving. It's a different method. There are no written rules; it is enforced through the permitting process. Mr. Schultz has been good with the pre-construction meetings laying out what can and cannot be done.

Mr. Lessard thought about building during the summer and Tom Higgins’ concerns. Mr. Olson asked if the hours of operation should be reinstated. Deliveries used to be a problem.

Ms. Carnaby discussed the North Beach Seawall Dedication. It was well attended. A history of the sea wall was given by Betty Moore of the Hampton Historical Society. History of different sections of the wall was given per Mr. Emerick; the State came in under budget on the project. Ms. Carnaby said the original sea wall was made of wood.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Olson.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:27 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