

HAMPTON PLANNING BOARD

MINUTES

December 16, 2015 – 7:00 p.m.

PRESENT: Brendan McNamara, Chair
Fran McMahon, Vice Chair
Ann Carnaby, Clerk
Keith Lessard
Tom Higgins, Alternate
Anthony Ciolfi, Alternate
Rusty Bridle, Alternate Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Tracy Emerick
Mark Olson

I. CALL TO ORDER

Chairman McNamara began the meeting by leading the Pledge of Allegiance and introducing the Board members.

II. ATTENDING TO BE HEARD

- **Change of Use - 699 Lafayette Road** - Appliance Sales & Service to Plumbing Showroom, Office and Tool Equipment Storage.

Joseph Lavin and his wife Barbara appeared. Their business is currently at 1250 Woodbury Avenue in Portsmouth. No sales or service is proposed. It is to be used scheduling work such as snake and drains, boilers, etc. They are a full-service plumbing business. He works in the field himself.

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Mr. Higgins asked if the building will be made ADA compliant. Mr. Lavin will explore this. It was noted that it does not need to be totally ADA compliant. Mr. Lavin does not plan to put an ADA bathroom there. The Board is more concerned with access. Getting in and out is what the Board is worried about. Mr. Lavin wants to see if down the line he can replace this building. It's hard to install ramps at this property at this time.

Mr. Higgins thinks it's easy to put in a ramp. Mr. Lessard asked about a floor plan for the inside. Mr. Bachand said the applicant wasn't sure about the lay out at the time the application was submitted. There is a layout on the first page. Mr. Lessard said this really is not a house. This was operated as a repair shop for appliances. There was a warehouse in the back. **Mr. Lessard would like to have a floor plan showing square footage, etc.**

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where the showroom will be. Mr. Bachand requested that. The applicants indicated they were not sure what the interior layout was going to be at that time.

Mr. Lavin said they aren't pulling a building permit here. Mr. Lessard wants to see what this will look like inside. Mr. Lavin will look at the prior owners' records. Square footage and the warehouse area needs to be shown on the plan. **Mr. Lessard also wants to see a parking plan, where trucks and employees will park.** There are no marked spaces. There are not any now. Mr. Lessard wants a parking plan. Mr. McNamara said the Board is looking for a floor plan. Scaled graph paper is sufficient.

Mr. Lessard wants a site plan and drawing of where waste will be stored at the end of the day. Everything will be contained in a trailer and there will be no storage outside.

Ms. Carnaby asked about replacing windows (front) and the projecting sign. Mr. Lavin said they will be putting in a sign on the building. It will project out over the porch as noted on the drawing. Windows in porch were asked about by Ms. Carnaby. Porch windows would look more commercial looking per Mr. Lavin. It would be more store front looking. A lit sign will be outside-Port City Plumbing.

Mr. Bachand said more paperwork/information may be needed before a vote is taken. The next meeting is January 6, 2016. Ms. Lavin said their closing is December 29th. She asked if the Board can accept it and in the meantime they will give the Board the information the Board is looking for. Mr. Lessard is okay with this as long as a floor plan (inside) with square footage indicated, a parking plan showing marked spaces, and a description regarding the storage of waste and scrap metals with an agreement for no dumpsters are provided to the Town Planner. There will be a small trailer in the back. It's a registered trailer that will be on the property. Mr. Bridle reiterated the parking plan needs to delegate spaces; **and that the applicant will intend to deal with handicap accessibility as well (through the Building Department).**

MOTION by Mr. Lessard to grant the change of use provided we have the above (floor plan with square footage indicated, a parking plan showing marked spaces, and a description regarding the storage of waste and scrap metals with an agreement for no dumpsters).

SECOND by Mr. McMahon.

VOTE: 7 – 0 – 0

MOTION PASSED.

III. CONTINUED PUBLIC HEARINGS

15-051 77 & 79 Ocean Blvd, 75 Ocean Blvd & 2 L Street (continued from 9/16/15, 10/7/15, 10/21/15, and 11/4/15)

Maps: 293 Lots: 24-1, 43 and 41

Applicant: Houle Realty Trust, Marylee Twomey

Owner of Record: Same

Site Plan (Amended Application) Renovate two, 5-unit, single-story wings of existing motel; wings to be re-built with 9 motel units and 2 retail units along Ocean Blvd in 2 stories; middle building to remain as-is. Revision to add off-site parking plan; possible use of parking lots at 2 L Street and 75 Ocean Blvd for additional (off-site) parking for the benefit of 77 and 79 Ocean

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Blvd. Waiver Requests: Section VII.D Stormwater Management and Section III – Procedures, D.1 (fees) of Site Plan Regulations.

Mr. McNamara stated the applicant asked for this to be continued to January 20, 2016.

MOTION by Mr. McMahon to continue the above application to January 20, 2016.

SECOND by Mr. Bridle.

VOTE: 7 – 0 – 0

MOTION PASSED.

15-062 88 Leavitt Road (continued from December 2, 2015)

Map: 206 Lot: 8

Applicants: Timothy & Suzanne Plouffe

Owners of Record: Same

Subdivision: Two-lot subdivision. Waiver Request: Section V.E. – Detailed Plan

Mr. Timothy Plouffe appeared with Mike Plouffe, Timothy's brother. Mr. Plouffe said he wants to make a 2-lot subdivision out of the lot. Mr. Bachand said the applicant received a copy of his Memorandum. There is also another plan with a 20' easement on it. Mr. Lessard asked if the applicants received DPW's and Mr. Paine's (Fire Department) Memorandum and the applicants did. Mr. Lessard asked if the plan would work. Mr. Mike Plouffe said they are willing to work with the Town on the turn-around. Mr. Bachand said issues needed to be worked out with staff. Mr. Bachand said staff is willing to work with them. Granting an easement to the Town was discussed by Mr. Bachand. Mr. Bachand conceptually sketched out how a house may fit in the location.

The public can see this information as well. Mr. McMahon said the easement would be in favor of the Town. Mr. McMahon is not sure what he (the Board) would be approving; the Board is up in the air of what it is at this point. There is a waiver request on the detail plan as well. Mr. McMahon thinks the meeting should be continued and the waiver should be denied. Mr. Lessard thinks it's best to wait on the waiver. Fire Department and DPW are expressing concerns about the ability to service that area of Leavitt Road as well.

Mr. Bachand said we need the full package. We should see on the plan the location of all drainage pipes, catch basin locations, paved area etc. Mr. Bachand stated many concerns still need to be addressed, but staff is willing to work with the applicant. The new plan should have been provided earlier than this evening.

Mr. Higgins said there should be a **map of the street with the whole end of the street shown. He wants to see what is past it and before it, etc. It's as much about the street as the lot.**

PUBLIC

Mr. Henry Mcateer, 84 Leavitt Road, appeared. There is no issue with the plan to subdivide. His concern is the cul-de-sac has been used by the Town. If they decide to sell, that cul-de-sac could go away.

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Mr. John Gamache, 94 Leavitt Road appeared. There are no issues with another house being there. His concern is also the cul-de-sac. The Board should look at the property and see how emergency vehicles, etc. can get down the street. Also, he has concerns with trash and snow removal. Right now it is at the end of the cul-de-sac. There will be an issue for the Town. Leaving the cul-de-sac alone (as is) would be ideal.

BOARD

Mr. Bachand said we got an email from another Leavitt Road resident as well with similar concerns about the property.

MOTION by Mr. Lessard to continue this application to the January 20, 2016 meeting. The applicants and abutters can come into the Planning Office to see the plan on file. There is no timing issue. The Waiver will be continued until then also.

SECOND by Mr. McMahan.

VOTE: 7 – 0 – 0

MOTION PASSED.

IV. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

- **Amend Article II – Districts, Section 2.3.7 Special Provisions (C1 and C2) to add a sentence which clarifies that all proposed development within the contiguous area shall not result in any permanent adverse impacts to the Wetland Conservation District.**

Ms. Rayann Dionne (Conservation Coordinator) appeared with Jason Bachand, Town Planner.

Mr. Bachand stated there are three Amendments to be heard tonight. These amendments are available at the Town of Hampton (hamptonnh.gov) website. A question was raised by the Board at the last meeting about the order that these would appear on the ballot. Mr. Bachand wanted to know how the Board wants it to appear on the ballot. There will always be full text posted at the deliberative session and the town meeting.

Mr. Higgins stated the Amendments should be in the order of the Articles. Mr. Lessard agrees; the order it appears in the Ordinance. Ascending order. Mr. Bachand said that will be fine. The Board likes the second option presented.

Ms. Dionne discussed the Amendment. She asked that this be postponed at the last meeting because of the word ‘temporary’ was not removed from the language posted online. The word “adverse” needed to be added as well based on the Town Attorney’s review. This provides greater clarification for contiguous area.

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Mr. McMahon asked what “adverse” means in this instance. It means the area not being able to be restored. This would be reviewed by the Conservation Commission and then they provide a recommendation to the Planning Board and then the Planning Board makes the final decision. An example is impervious surface not infiltrating, etc.

Mr. Diener thinks adverse impacts will be based on the prohibited uses in the Wetlands Conservation District Ordinance. What is prohibited in general would be considered an adverse impact in this area.

PUBLIC BOARD

MOTION by Mr. Lessard to place this Article on the ballot.

SECOND by Ms. Carnaby.

VOTE: 6 – 0 – 1 (Higgins)

MOTION PASSED.

- **Amend Article II – Districts, Section 2.5 (Aquifer Protection District Ordinance) to add definitions for impervious surface, low impact development, and sanitary protective radius, with corresponding re-numbering of existing definitions; to provide for water company review of reports involving zone designation; to modify site drainage requirements; to modify the prohibited use language regarding petroleum and other refined petroleum products, including a registration requirement for pre-existing, non-conforming storage of the same; to add language regarding residential storage tanks and interior floor drains; to modify the prohibited use language regarding junk and salvage yards; to add prohibited use language regarding activities located within a 400-foot radius of a public drinking water production well per NHDES requirements; to add residential subdivisions as a conditional use; to add language regarding monitoring wells in association with conditional uses; to require the filing of an affidavit certifying compliance with conditional use approvals; to provide for the issuance of cease and desist orders to non-conforming uses involving a direct hazard to the aquifer or the introduction of foreign substances into the aquifer; and to require notice to the water company of any application within the district requiring a public hearing.**

Mr. Bachand said the descriptive language will be tightened up on the ballot. This is the same as what the Board saw at the last meeting. The information on this Amendment is provided at the Planning Office (Town Hall). There are hand-outs available as well. “Affidavit” was changed to “written statement” as suggested by the Board.

BOARD

Mr. Lessard said he finds this complicated. It needs to be easier to be understood by the public. Mr. Lessard asked about propane. He asked if propane in the basements would be illegal. It was asked why the legal description was so lengthy. Mr. Bachand said the Town Attorney wanted each of the issues advertised. The requirement for written statements would be

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for conditional use permits only; it is every two years. Mr. Bachand said it will be tracked by the Planning Office through a flagging system. Mr. Bachand spoke with Assessing about including information on tax cards. The Fire Department may have an idea about the propane tanks in Hampton.

Mr. McMahon asked about the Planning Board notifying Aquarion. When we send out abutters' notices, we need to notify Aquarion. **Mr. Bachand said a box can be added to the fee schedule which the applicants complete.**

PUBLIC

Mr. Carl McMorran, Aquarion, appeared. He supports the Ordinance, as amended. This reduces the risk of contamination to the water supply. Propane is not a risk, nor is natural gas. How it gets defined needs to be answered. Natural gas and propane are preferred.

Mary-Louise Woosley appeared. She reviewed this Amendment. She asked about Page 2, Sanitary Protective Radius. She said the Planner proposed an 800' radius at the onset. She said the minimum radius is 400'. She didn't think there would be an impediment to making that larger. She thinks the 800' would be better. Mr. Bachand said he did the research and didn't have anything to justify the 800'. Ms. Woosley wants the public to have a chance to vote on the possibility of the 800' radius. She wants to protect the water supply. Mr. McNamara said this was brought to the Board. The Board came to a consensus that 800' was too large.

Ms. Woosley discussed the geography and land area to 86 Woodland Road. Down sloping water does not recognize a 400' area.

Ms. Woosley discussed page 6, under 11—prohibitive uses. Uses not being permitted were discussed. Her primary concern is for #7. Filing with the Planning Board; filed by a professional engineer. A written statement being filed every two years was discussed. Ms. Woosley said this needs to be initiated out of the Planning Office. If the Town wants this done, there needs to be something to trigger. She feels it is meaningless. Nobody will enforce it. There should be a procedural way to control it.

Non-conforming uses were discussed by Ms. Woosley. The Building Inspector files the cease and desist. How will it be found was asked by Ms. Woosley. She likes the wording, but who will do that job was asked. Mr. McNamara said without this new language the Town won't be allowed to monitor them. If we do find out someone is harming an area, it gives the Town a process to have them stop. It's not the answer, but it's a step toward being able to handle it. Putting feel good wording into Ordinances doesn't work per Ms. Woosley. Ms. Woosley said water is so sacred and the abuse of it scares her.

Ms. Woosley discussed toxic materials. Page 7. Safeguards. Mr. McNamara said that is not part of the Amendment. Ms. Woosley asked if some language can be strengthened.

Mr. Higgins doesn't understand Page 6, 11 either. It should say "unless in conformance" per Mr. Bachand. **He will fix this.**

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Mr. McMorran was asked about if a direct hazard is occurring. Aquarion follows up with owners; they notify the Town.

MOTION by Mr. Lessard to move this Article to the ballot.

SECOND by Mr. McMahon.

VOTE: 6 – 0 – 1 (Higgins)

MOTION PASSED.

- **Amend Article II Section 2.3.2, Definitions and Delineations to add to subpart H to designate the Taylor River (East) Complex as a “Prime Wetland”.**

Mr. Diener discussed what a prime wetland is and how Prime Wetlands are defined by NHDES. Wetlands that meet certain criteria are identified as an area that is of significant value to the Town and State. The Town permitting process was discussed in a prime wetland. What is different in the DES process is that the DES has two types of permit applications; an expedited permit (45 days to review) and the second is a standard dredge and fill (75 days to review). No expedited applications are permitted in a prime wetland. Value of prime wetlands protected to greatest extent possible was discussed. Having an area established as a prime wetland does not mean projects will be not be allowed in prime wetland areas. The DES will include extra criteria in looking at projects.

Mr. Diener discussed existing impacts (structures already there). What is currently in place will be grandfathered and can be replaced in-kind, but not expanded.

Ms. Dionne said the Towns of Hampton and Hampton Falls worked together with grant funding to do a prime wetland inventory. They chose to work with Gove Environmental. The Report is dated 2006. Eben Lewis and Frank Richardson were spoken to by Ms. Dionne to make sure this was valid before moving forward. This report has been used to designate three prime wetlands complexes to date.

The Conservation Commission needed to notify property owners that may have prime wetlands on their parcels and abutters as required by the Prime Wetland RSA. They did the mailing in early November. In the last week, some verbal questions have been submitted to the Conservation Commission regarding the wetland inventory study. Ms. Dionne said they can't thoroughly address them tonight. They want to be heard again on January 6th by the Planning Board so they can get answers from Gove Environmental and DES.

Ms. Dionne addressed the criteria of prime wetlands. There is a map in the report that shows the amount of very poorly drained soils in the Taylor River East complex – Ms. Dionne is reaching out to Gove for clarification is the percentage of very poorly drained soils equals 50% of the complex area. The Conservation Commission is waiting to hear from the DES regarding poorly-drained soils. As soon as the Conservation Commission hears back, they will share it with the Planning Board and the interested parties.

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On-site field verifications were discussed. A recent delineation was done on property in this the Taylor River East complex area and based on their results the owners believe the prime wetland delineation is inaccurate on their parcel. This is being checked on as well. Ms. Dionne spoke with Eben Lewis. They do the initial work; they look at on-line GIS sources, soil data, aerial photos, etc. Wetland boundaries for the Prime Wetland are basically a well-informed guide.

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Mr. McMahon asked about Taylor River East. He asked if the voters vote on this. Mr. Diener said there are two steps; it goes to the voters first, if the voters don't support it, then it won't be pass along to DES for final approval as prime wetland. If they do, it goes to the DES and they take a closer look at the report; if it supports the report then the designation is established. It should be noted as a 'candidate' for prime wetland. Voters vote on this with little knowledge. Ms. Dionne discussed the salt marsh designation done in 2009, and it was voted on. Mr. McMahon said this is hard for voters to know about. There are maps at Town Hall and at the Town website that show where this project is. Ms. Dionne will have a map at the polls as well. The Gove Environmental report is also provided.

PUBLIC

Attorney Steve Ells, appeared. Judith Hafler is represented by Attorney Ells. Ms. Hafler has property near the St. James House. It's to the west of the liquor store; on the westerly boundary is the easterly end of Campbell Drive. Mark West (wetlands scientist) handed out some information to the Planning Board. Portions of the property are shown on the map. This land has been in the Hafler family for 40 years. Henry Boyd (Millenium Engineering) and Mark West determined the property boundaries. Plans for a residential subdivision are filed with the Planning Board for Design Review (in January, 2016).

Attorney Ells said the Gove report is in conflict with Mr. West's evaluation. There were no on-site evaluations performed on this property. The DES Regulations flow from State Statute. 482-A:15 was read by Attorney Ells. Mr. Gove has gone onto the property to check boundaries. His client expects the required processes will be filed. His client expects the Town will engage in some on-site analysis.

Attorney Ells said his client does not want to go through an after-the fact-process. She wants proper designations done now.

Mr. Henry Boyd gave the Board more perspective of the area. The Tax Map is not correct. A portion is owned by the Liquor Store. He has been working closely with the DOT. Bounds and exact location of the boundaries were determined. Mr. Boyd said his client called after getting notification of the Amendment to the Zoning. This should not go to the voters to vote on this. Mr. Boyd said the map should be right. People should not be asked to vote on something if it is not right.

Mark West appeared. He has four points.

1. Finger of prime wetlands shown on the Hafler piece-a portion of the plans is not prime wetlands.
2. 10 percent of this wetland is very poorly drained; not 50 percent. It needs to be verified.

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3. Aerial photo – the portion of wetland he mapped – it is in the field doing aerial loggers. He has lines that do not block out area underneath. Gove Report used leaf on photography; one cannot see the hydrography. Seeing uplands and wetlands are blocked out through shading.
4. There are no very poorly drained soils anywhere on that parcel. Taylor River, if it's surface water, it cannot be a prime wetland as it does not have soils, vegetation and hydrology.

Mr. West discussed wetlands with culvert crossings. It's narrower than 50'. It is not contiguous 50' wide.

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Mr. Diener discussed the RSA, which does not call for on-site verification for every property in the proposed Prime Wetland. Conservation will get an answer from the DES. Mr. Diener said when a delineation appears to be in conflict with the guideline map, the onsite delineation will be used. The wetlands delineation was discussed. There could be a difference, they need time to research.

Fifty Percent poorly-drained soils were discussed. The DES will get back to them. The requirement for the 50% is for the complex as a whole, not for each individual property.

Ms. Dionne said the Town hired a consultant who is a certified wetland scientist. They will bring these questions to Gove.

Mr. McNamara said this probably will be continued.

PUBLIC

Mr. Whiteside appeared. He owns property near Taylor River Estates (Hickory Lane). It doesn't sound like the homework has been done properly. He wants the Town to come onto their property and do the testing.

Ms. Dionne said Taylor River has a 250' buffer. It goes out greater than the prime wetland designation.

Charlene McDonald, 32 Taylor River Estates, appeared. She said at the end of the road there are 8 leach fields. They need to replace four. If they become a prime wetland can they do that was asked. What will 42 homes do for sewer if need be was asked. Ms. Dionne said they are grandfathered for replacing in-kind. **Mr. Lessard wants Ms. Dionne to check that out.**

Mr. Diener said having a designation as prime wetland – projects won't necessarily NOT happen. They may just require scrutiny. Mr. Lessard asked how new projects will be scrutinized. The DES will ask the applicant about other options for crossing wetlands. It will ask about crossings and buffers being restored. Ms. Dionne said seeing how storm water is treated will be addressed. The DES gets 75 days to look at projects.

Mr. Higgins asked about the map not being accurate. He asked who will correct it. Designations being incorrect for people was discussed and triggering owners to go through expenses on projects. Ms. Dionne said the DES has a process for appealing. Ms. Dionne

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said the map is the guidelines. They do have to get it delineated. Ms. Dionne said the Town votes on it. Mr. Higgins wants to know how the map gets updated.

Mr. Boyd said this project is conceptual.

Mr. Diener said this is a two-step process. It goes to the voters in March. If approved, it goes to the DES. Both responses have to be positive for it to be a prime wetland.

Mr. Gerald Miller, 31 Ashworth Drive, appeared. He's a retired land surveyor/wetland scientist. He is grandfathered in this. When he got the notice and looked at the map, he said this is wrong. He agrees with West and Boyd and Ells. Mr. Miller said the finger is not 50' wide. He said the tax map and notification process is not right – 2005 tax map. It is outdated. The map is not accurately representing all the lots. Ms. Dionne noted that she used current property records to mail the notifications.

Mr. Miller asked why the Town is going through the process of adding an extra layer and adding more regulations.

Mark West said Chapter 700 Rules on website and Gove Environmental Services report gives important information.

Mr. McNamara said a flawed map and flawed petition article cannot go forward. He wants the Conservation Commission to come back in two weeks.

MOTION by Mr. Lessard to continue this Article to the January 6, 2016 meeting for a second public hearing.

SECOND by Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

V. CONSIDERATION OF MINUTES of December 2, 2015.

Mr. Higgins discussed Page 7. He noted some changes he would like to have made to the December 2nd Minutes. He noted making the building smaller to get trucks out of the right of way needs to be noted more clearly. Ms. Olivier to make noted changes.

MOTION by Mr. McMahon to accept the December 2, 2015 Minutes as amended.

SECOND by Mr. Lessard.

VOTE: 5 – 0 – 2 (Bridle and Ciolfi).

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **Annual Town Reports for Planning Board and Planning Office – for review/comment.**

Mr. Bachand discussed the Annual Reports that he and Ms. Olivier prepared. He asked if anyone had comments on these. These have to be provided to Town Manager's office. Mr.

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McNamara read them and was fine with them. It's for the Board's information. The Board was happy with the Reports.

- **Revisions to the 100 Foot Buffer (for 1st to 4th Order Streams) Warrant Article.**

Mr. Diener went through the intent of the warrant article. It is based on a PREPA report that recommends increasing buffers for 1st through 4th order streams. Preventing pollution was discussed. This specifically names 1st through 4th order streams. This is on the video and provided at the Planning Office and Conservation Commission. Fertilizers were discussed. Grandfathering was discussed as well.

Ms. Dionne discussed creating two warrant articles. One of these is more of a housekeeping item. Vernal pools were discussed. Adding tiered buffer was discussed.

Ms. Dionne added to the appendix scientific paper that establishes the stream order. Due to time frame, notification needs to be made in the newspaper.

Mr. McNamara asked if this is an added Amendment. This gets too complicated when additional changes are made. Vernal pools were added.

Mr. Diener said many times the Conservation Commission tries to plug holes. The Commission is trying to prevent having to plug holes.

Mr. Lessard said 2.3.4 – it starts with a 'B' instead of an 'A'. He did not see a 'C'. They are not there because they are not being changed.

- **Review of Revised Wetlands Permit Application.**

Ms. Dionne discussed the revised Wetlands Application. Submittal requirements have been revised and Ms. Dionne discussed these. Amended wetland permit applications were discussed. The Commission said a fee should be half of the normal fee (a \$50 fee). She asked for the Board's opinion.

A copy of the wetlands ordinance has been attached to the application. The guidelines are added regarding decks, fences, tear downs/rebuilding, etc.

Everyone is okay with adding \$50 fee for amended wetlands permit.

MOTION by Mr. Lessard to adopt the new revised wetland application and new fee.

SECOND by Mr. Bridle.

VOTE: 7 – 0 – 0

MOTION PASSED.

VIII. ADJOURNMENT

MOTION by Mr. Lessard to adjourn.

SECOND by Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:40 p.m.

Respectfully submitted,

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Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**