

Town of Hampton



ZONING REVIEW SUBCOMMITTEE

MINUTES

June 24, 2015– 6:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Ann Carnaby, Planning Board Representative
Tracy Emerick, Planning Board Representative
Rusty Bridle, Board of Selectmen Representative
Barbara Renaud, Conservation Commission Representative
Ed St. Pierre, ZBA Alternate Representative
Mary-Louise Woolsey
Julie Moore
Patti Visconte
Sunny Kravitz
Alfonso (Skip) Webb (arrived at 7:00 p.m.)

Absent: Tom McGuirk, ZBA Representative
Robert Moynihan

Meeting Began at 6:02 p.m.

I. WELCOME AND INTRODUCTIONS

Jason Bachand, Town Planner introduced himself and welcomed the members to the first meeting of the Planning Board's Zoning Review Subcommittee. He noted that he will facilitate the subcommittee's meetings. Mr. Bachand then asked all members in attendance to introduce themselves and fill out the sign-in sheet to ensure complete and accurate contact information was available.

II. OVERVIEW OF THE PROPOSED STUDY AREA AND SUBCOMMITTEE RESPONSIBILITIES

Mr. Bachand described the proposed study area which includes the Liberty Lane, Timber Swamp Road, and Exeter Road areas. He noted that the Planning Board has specifically requested this subcommittee focus on the subject area, and that a determination as to whether this subcommittee would carry on to review other areas of Town would be made by the Board following completion of the current task.

Mr. Bachand proceeded to discuss the subcommittee's responsibilities as follows:

- To share individual perspectives about the future growth of the subject areas.
- To identify the uses allowed under current zoning and consider the pros/cons of establishing these uses within the subject areas.
- To work collaboratively to identify suitable land uses for parcels within the subject areas, including those which may not be permitted at this time.
- To discuss personal thoughts as to if/where rezoning would be necessary to accommodate those land uses identified as suitable within the subject areas, while ensuring conformance with the New Hampshire RSA's.
- To draft a written summary of findings and recommendations for the subject areas.

III. DISCUSSION WITH JOE VALLE REGARDING PARCELS WITHIN THE PROPOSED STUDY AREA

Mr. Bachand introduced Joe Valle, The Valle Group (Montrone) who was invited to present at this meeting as he has interest in most properties within the study area.

Mr. Valle identified and described the parcels he is affiliated with. He spoke about parcels in the area of CR's Restaurant, a 10 acre parcel across from CR's, the water tower property, Liberty Lane East, and Liberty Lane West. Mr. Valle said that he met with the Planning Board to discuss options for these properties, as the time has come to utilize and develop the parcels. He noted that he is currently working with a real estate company to gauge interest. Mr. Valle said the properties are mostly zoned industrial which provides for many commercial and industrial uses. He is interested in what the community would like to see in this area.

Sunny Kravitz asked how else access can be gained other than Route 101. Mr. Valle identified an underpass.

Mr. Kravitz asked about wetlands and the percentages contained within the parcels. Mr. Valle said the upland area in Liberty Lane East can accommodate an 80,000 square foot building with parking based on his study. He added there are other areas within Liberty Lane East that could accommodate a 40,000 square foot building with parking and a 60,000 square foot building with parking. Mr. Valle said that Liberty Lane East could accommodate up to 250,000 square feet under current zoning, and Liberty Lane West could accommodate up to 240,000 square feet under current zoning.

Ed St. Pierre asked when the last wetland study was conducted and Mr. Valle said probably 10 years ago. Mr. St. Pierre believes a new wetland study will be needed and Mr. Valle agrees.

Mary-Louise Woolsey mentioned office buildings and said no one wanted office space anymore. She also wants to see an independent wetland study of the properties, and the Town should insist on this. Ms. Woolsey asked if the owners would be willing to donate some land to the Conservation Commission and Mr. Valle said that was possible.

Ms. Woolsey asked about sewer and stated that confirmation is needed that the area can accommodate the amount of development. Rusty Bridle explained the existing sewer situation in the area. Ms. Woolsey is concerned about capacity issues. Mr. Valle said they are pursuing a 20 year development plan for the area. Mr. Bridle does not believe the existing sewer has adequate capacity. Mr. Valle noted the existing restaurant is on sewer and there is a pump station at Route 101. He acknowledges capacity at the plant may be an issue. Mr. Valle noted that sewer for his properties do not go to Smuttynose. Ms. Woolsey stated that 80% capacity in our sewer plant will result in the need to upgrade at an estimated cost of \$60-100 million dollars. Sewer will be a challenge in developing the area.

Mr. Valle recognizes that reconciling wetland and sewer issues will be critical to the redevelopment of the area.

Ann Carnaby stated she believes that awareness of the issues is adequate at this stage of the process. These issues cannot be solved now.

Mr. Kravitz spoke about a meeting he attended regarding roadways. He wants to know how Exeter Road can handle heavy trucks.

Tracy Emerick said this subcommittee should look at the “donut” and not the “hole”. What can be done with the parcels should be the limit of the subcommittee’s scope.

Mr. Bridle likes having an industrial component here. He also noted that most traffic in this area comes in from west of Hampton on Route 101 making it ideal for industrial uses.

Mr. Valle said that he has been approached by companies with basic industrial buildings and has shied away from incorporating those, particularly on the east side of Liberty Lane.

Barbara Renaud asked Mr. Valle to further discuss his 20 year vision for the area. Mr. Valle identified an assisted living facility, a hotel, senior housing, and a medical office as uses they have been considering.

Patti Visconte disagrees with the idea that no one wants offices. She believes these uses are booming and suggested that Mr. Valle connect with Michael Bergeron of New Hampshire Economic Development on offices. She believes a beautiful industrial building could be constructed here.

Mr. Kravitz thinks Seabrook and Pease are good office locations and that access is difficult here.

Ms. Renaud asked whether zoning changes are needed for Mr. Valle's ideas. Mr. Valle believes they would only be needed if housing is included.

Mr. St. Pierre asked if there was a site available for a courthouse. Mr. Valle noted the 10 acre parcel across from the restaurant but believes it is too expensive for the State.

Mr. St. Pierre believes the 10 acre parcel is good for a hotel use, but it is not the best location for housing.

Mr. Valle noted that a hotel on the 10 acre parcel or the 8 acre parcel behind the restaurant has been discussed. He noted that an Alzheimer's assisted living facility has also been discussed, but particularly for the Liberty Lane East area.

Ms. Carnaby said that a satellite area for a hospital may be a good option.

Mr. Valle asked for thoughts on a gas station use at Exeter Road. Ms. Woolsey and Ms. Renaud both expressed concerns about this use. Mr. Valle also asked for thoughts on retail uses in the same area. Ms. Visconte said this may not be the area for retail as most people would probably shop in Seabrook.

Mr. Valle said his group is generally looking for direction on appropriate uses before they start engineering.

Ms. Woolsey asked Mr. Valle if he is aware of the sewer buy-in charge, and he said he is aware.

Ms. Visconte suggested that land within this area could be used for a park. Ms. Woolsey said this would require a donation to the Conservation Commission.

Mr. Emerick asked Mr. Valle if there is an ability to access the area from Interstate 95 and he said “yes”.

Ms. Carnaby suggested that land in the area could be used as a location for an Extension of the University System, and believes it is a perfect location for such a use. Mr. Valle agrees and said he would reach out to UNH.

Mr. Valle mentioned Brasonics once had interest in a Liberty Lane West parcel, but the numbers didn’t work for them.

Ms. Woolsey asked and expressed concern about the location of an Adult Entertainment Overlay Zone in this area. Mr. Valle said his group would not allow such uses to locate there.

Mr. St. Pierre suggested some sort of new overlay district for this area.

Ms. Woolsey asked if water serves the area. Mr. Valle said yes, in most of the area – it does not cross over Interstate 95. Ms. Woolsey followed this up by noting problems with wells.

Ms. Carnaby asked Mr. Valle if the subcommittee has effectively answered his questions, and he said “yes” noting the meeting has been very helpful. Mr. Bridle noted there have been many great ideas discussed.

Ms. Renaud mentioned workforce housing but Mr. Valle said they cannot do that here. He added that he would like to consider 55+ housing, if possible, at Liberty Lane West by Mary Batchelder Road.

Ms. Visconte reminded Mr. Valle of her suggestion to contact Michael Bergeron of New Hampshire Economic Development.

Mr. Valle said that he will research and consider the ideas generated from the meeting including a park, UNH Extension location, assisted living facility, restaurants, light commercial, etc. Mr. Emerick also said to consider community colleges along with UNH. Mr. Kravitz suggested considering solar uses.

Skip Webb mentioned the idea of a substation for fire-fighting.

Mr. Valle thanked the subcommittee for the many ideas provided.

IV. NEXT STEPS

Mr. Bachand handed out a map of the subject area and explained a group exercise he is proposing. He would like all members to visit the study area then identify uses on the map which they would like to see on each of the subject parcels. The purpose is to use this information as part of a brainstorming session at the next meeting.

It was agreed that the next meeting will be held on Wednesday July 29th at 6:00 p.m., either in the Selectmen's Meeting Room or the Town Manager's Meeting Room.

There was further general discussion among the subcommittee members about the various uses discussed with Mr. Valle.

Meeting Ended: 7:23 p.m.
Jason Bachand, Town Planner