

Town of Hampton



ZONING REVIEW SUBCOMMITTEE

MINUTES

August 26, 2015– 6:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Ann Carnaby, Planning Board Representative
Tracy Emerick, Planning Board Representative
Barbara Renaud, Conservation Commission Representative
Ed St. Pierre, ZBA Alternate Representative
Mary-Louise Woolsey
Julie Moore
Sunny Kravitz
Alfonso (Skip) Webb
Patti Visconte

Absent: Rusty Bridle, Board of Selectmen Representative
Tom McGuirk, ZBA Representative
Robert Moynihan

Meeting Began at 6:02 p.m.

I. FOLLOW-UP – JULY 29, 2015 WORK SESSION ON POSSIBLE USES FOR SUBJECT PARCELS

Mr. Bachand discussed the subcommittee's work session at the previous meeting, including the determination made regarding best uses for each of the subject parcels. He asked the subcommittee members if they would like to go over these one more time and they agreed.

Mr. Bachand used the Town's GIS to guide the discussion, along with the working map from the previous meeting. The working map with suggested uses written in is available for inspection in the Planning Office.

The subcommittee agreed with conservation/passive recreation where previously identified. There was some discussion regarding a dog park as a passive recreation component, but the consensus was not to include this.

Mr. Kravitz asked if properties west of Interstate 95 are connected to the wastewater treatment plant. Ms. Woolsey said that some properties are, but not all.

The subcommittee agreed with the hotel and retail use where previously identified. Mr. Bachand noted this is the property that was presented conceptually at the last meeting. Ms. Renaud gave a summary of wetland issues associated with this parcel. Mr. Webb said he likes the idea of a 3 story, wider footprint hotel but there was no consensus on this. There is concern of greater impact on the wetland areas.

The subcommittee agreed with locating an assisted living/Alzheimer's facility where previously identified. Mr. Bachand said that a concept has been prepared for this use on this site, and the project's development team has met with staff. He noted there is some question about how these uses are defined in the Zoning Ordinance and how they apply to this project. Ms. Woolsey said she has asked DPW about sewer and water connection issues.

The subcommittee agreed with the school campus use (UNH extension, community college, etc.) where previously identified. The quantity of wetlands on site was noted, but there was consensus that it appeared these could be designed around. Ms. Renaud mentioned Smuttynose may be planning a 9-hole golf course and provided an article on this to Mr. Bachand. She wondered how that may affect any plans for educational use. The subcommittee agreed with the potential Smuttynose expansion area previously identified, although a larger area than this would be needed for a golf course.

The subcommittee agreed with locating a tech company or similar use where previously identified, but expanded its recommendation to include other light industrial uses. Several members also expressed interest in single family residential use, but there was no

consensus. Mr. Emerick suggested RAA zoning with one acre lot size. Ms. Woolsey disagreed and expressed concern about additional septic systems.

The subcommittee agreed with light industrial use on other parcels as previously identified, with the exception of the parcel north of Exeter Road due to the PSNH easement. They also agreed with the conservation area on Liberty Lane which includes a recreation area where employees of area businesses can relax or eat lunch.

The subcommittee eliminated the previously suggested convenience store and changed it to a suggested Police and Fire Substation location.

The subcommittee members unanimously agreed with all suggested uses as currently written on the working map.

II. DISCUSSION – USE REGULATIONS OF THE ZONING ORDINANCE

Mr. Bachand said that he reviewed the Zoning Ordinance together with the suggested uses from the previous meeting to determine if any zone changes were needed. He went over each of the suggested uses with the subcommittee and it appeared that everything could be accommodated under the current zoning. Mr. Bachand emphasized that he is referring to zoning district boundary changes, and that the use regulations may still need to be modified in some areas. He is working on zoning warrant articles and can prepare as needed. The subcommittee unanimously agreed that no zoning district boundary changes are needed.

III. MINUTES – JULY 29, 2015

Mr. Bachand asked the subcommittee members if they reviewed the minutes and whether any revisions were needed. All members confirmed the minutes were acceptable and no revisions are needed.

IV. NEXT STEPS

Mr. Bachand said that he will be preparing a memo which includes the recommendations of the subcommittee. Upon completion, this memo will be sent to the subcommittee members for review and comment. A copy will also be sent to Joe Valle for his review. Mr. Bachand said another meeting can be scheduled, if the members would like, upon completion of the memo. The final memo will be submitted to the Planning Board for its consideration, probably sometime in October.

Meeting Ended: 7:13 p.m.
Jason Bachand, Town Planner