

## HAMPTON PLANNING BOARD

### MINUTES

January 20, 2016 – 7:00 p.m.

**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.

#### II. ATTENDING TO BE HEARD

#### 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, 11/4/15 and 12/16/15)**

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

Mr. McNamara stated the applicant withdrew her application this afternoon.

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Mr. McMahon stated that this application has been on the Planning Board Agenda for a number of months; he asked what game is being played now. The applicant is once again on the ZBA agenda for tomorrow night's meeting to seek variances for parking spaces that the Planning Board already said to the applicants do not comply with the Town's Regulations. Mr. McNamara asked if this scenario is just playing one Board against another.

Mr. Olson said something is going on. It's been continued and continued. The Planning Board and Town know what the issues are. The parking issues are the problem. The number of spaces, it's kind of a convoluted thing. The application deals with three separate lots, but the applicant wants to commit

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parking spaces to a property that abuts it but is not a part of it. Mr. Olson also wants to know if the two Boards are being played against each other.

Mr. McNamara noted that when the applicant first came to the Planning Board they did not like what the Planning Board recommended, and they then went ahead to the ZBA against the Planning Board's recommendations. The Planning Board wants 9' x 18' compliant, legal parking spaces for safety. The applicant was looking to put in smaller spaces that were not as safe and did not fit the Town standards that are recommended for all projects. If the applicant goes to the ZBA and asks for that variance for the parking issues, since they are withdrawing with the Planning Board, they can come back to us with the variance. This is not something the Planning Board supports. The Planning Board DOES support the project, but does not support sub-standard parking spaces that are a threat to public safety. The Planning Board is looking to fix the beach and there is a reason for the Town (Planning Board) standards. The size of the parking spaces must fit the number of cars on that lot that is required.

**MOTION** by Mr. Emerick that we (the Planning Board) support Mr. McNamara's November 10<sup>th</sup> letter to the ZBA. He wants to emphasize that the number of legal size parking spaces is one of the key issues.

**SECOND** by Mr. Waddell.

It was added that the ZBA is rehearing this tomorrow night. The letter from Mr. McNamara was to bring the ZBA up to date on the issues at hand. The letter will be re-issued for tomorrow night. It brings the ZBA up to date. The Planning Board can re-issue the letter and put the piece of our Minutes as the cover note. It is re-issued as a letter of the Board not just of the Chairman.

**SECOND (again) by Mr. Waddell.**

**VOTE: 7 – 0 – 0 (This does not include the withdrawal per Mr. Emerick. It's just to send the letter to the ZBA along with a Memo/Minutes of the Planning Board meeting to the ZBA).**

**MOTION PASSED.**

Ms. Carnaby noted the withdrawal should include all iterations (not just the current application) of the applications so accepting this means that we start fresh. If they come back with another plan; another site plan, this starts the process all over again. We will move forward if they come back with another plan/another site plan that starts it all over; regardless of how many site plans they've submitted in the past.

Mr. Lessard said he hopes the ZBA understands that the Planning Board is trying to be consistent. If there are hardships, the ZBA is there to fix hardships per Mr. McNamara. In this case, there does not appear to be a hardship (from the Planning Board's perspective) because they have enough room and spaces for all lots per Mr. McNamara. They only need 14 spaces for the project they were proposing per Mr. McNamara. The Planning Board is not doing or trying to do the ZBA job per Mr. Lessard.

#### **15-062 88 Leavitt Road (continued from 12/2/15 & 12/16/15)**

Map: 206 Lot: 8

Applicants: Timothy & Suzanne Plouffe

Owners of Record: Same

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

Mr. McNamara stated 88 Leavitt Road wishes to continue to February 17<sup>th</sup>, 2016. Mr. Bachand said the continuance request also involves a request for a waiver of the 65 day statutory requirement. The applicants are working with the Town to get the plan in order.

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**MOTION** by Mr. Lessard to agree to the waiver and continue this application to the Board's February 17, 2016 meeting.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**15-065 Drakeside Road (continued from 1/6/16)**

Map: 140 Lot: 3

Applicant: Chinburg Development, LLC

Owners of Record: Same

Site Plan: Construction of three-unit condominium.

Mr. Corey Colwell, MSC Engineers appeared. This was presented to the Board two weeks ago. The primary concern was the fact that there were three driveways serving three condo units. The unit closest to the intersection of Drakeside and Towle Farm did not have the site distance the Town would like. Units #2 and #3 sharing a driveway was discussed. New plans were issued. A driveway has been combined going to Units #2 and #3. DPW and MSC had a discussion. Ms. Jennifer Hale (DPW) wants a slight modification. It is shown in the plan given tonight. The curb cut remains the same. The "Y" should be moved out of the right of way and he concurs with that. The 16' width of pavement to be located in the right of way was discussed. The curb cut remains the same. The 'Y' was shifted onto the property. Unit #1 would have its own separate driveway. Mr. Colwell understands the Planner's Memo.

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Mr. McNamara asked about the pavers. Mr. Colwell said it's a stabilized construction entrance. It will be crushed stone. Post construction, the driveway will be paved. It's on the Stormwater Plan. Mr. Olson likes Ms. Hale's suggestion. It's do-able even though septic is tricky. Mr. Olson appreciates the efforts.

Ms. Carnaby asked about matching up the driveway of #2 and #3 with the project across the street. Corey said there is concern, but this accomplishes the alignment. Ms. Hale said it does not have to be directly across. Mr. Colwell explained how cars would be exiting both projects. Ms. Carnaby asked if the drawing will change; no per Mr. Colwell.

**PUBLIC**

Mr. Bachand said the driveway configuration shown this evening is in line with DPW's wishes. Matt Assia, Chinburg Builders sent an email about conditions in the Memo to Mr. Bachand. Mr. Assia wants some conditions eliminated or modified. Mr. Bachand said he spoke with Ms. Hale about #11 – grading detail plan similar to the project across the street. Mr. Bachand said #11 can be struck from the Memo per that discussion. Mr. Bachand discussed the other comments from Mr. Assia and feels the other conditions can remain, many of which are standard for most projects. Mr. Bachand said this is a phased project and Mr. Colwell concurred. Mr. Bachand recommends approval per the conditions in his memo (except #11).

**MOVED** by Mr. Emerick to approve the site plan along with the Planner's Memorandum dated January 20, 2016, but striking #11 of said conditions.

**SECOND** by Mr. Olson.

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**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**IV. NEW PUBLIC HEARINGS**

**V. CONSIDERATION OF MINUTES** of December 16, 2015 *and* January 6, 2016.

**MOTION** by Mr. McMahon to accept the December 16, 2015 Minutes.

**SECOND** by Mr. Lessard.

**VOTE: 5 – 0 – 2 (Olson and Emerick)**

**MOTION PASSED.**

**MOTION** by Mr. Emerick to approve the January 6, 2016 Minutes.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

Mr. McNamara noted the ZBA members receiving the letter (before their meeting tomorrow) would be a good idea.

**VII. OTHER BUSINESS**

Mr. Bachand discussed the Deliberative Session is January 30<sup>th</sup>. It is anticipated Zoning Articles will be presented at the beginning of the meeting. It is at the High School Auditorium and begins at 8:30 a.m.

Mr. Bachand discussed the Route 1/101 Interchange Study. The Rockingham Planning Commission is presenting to the Board of Selectmen on the 29<sup>th</sup> of February. The Planning Board is encouraged to attend. More information should follow from the RPC.

Mr. Olson discussed a recent application/new resident is having an issue with equipment. The business is located on Route 1. There is ATV equipment being parked on the sidewalk. Mr. Olson stated the Town likes having the business here, but we want to see their stuff on their land. Ms. Carnaby said she saw equipment on the grass (Town land). Mr. Bachand hasn't personally seen this yet, but was informed. He mentioned this to Kevin Schultz in the Building Department and Mr. Schultz will keep an eye on it. Mr. Waddell will follow up if need be.

Mr. Emerick said at a recent/last session, HB 146 passed. This bill turns every lot in the State into a two-family. It hasn't passed the Senate yet. He said people should contact Senator Stiles directly. The Municipal Association also should be contacted. We have zoning that allows for in-laws currently. This law says you can have a separate building; doesn't have to be attached and it doesn't have to be occupied by relatives. Anyone in Hampton who wants to put in a two bedroom in their back yard – here we come. Mr. Emerick does not know any more than that; zoning, etc. Mr. Emerick does not know the Municipal Association's position. Mr. Emerick hasn't read it yet. Mr. Bachand heard about this and said he understands it would take effect in June 2017, if it passes.

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**VIII. ADJOURNMENT**

**MOTION** by Mr. Emerick to adjourn.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 7:30 p.m.

Respectfully submitted,

Laurie Olivier, Manager, Planning Office

**\*\*PLEASE NOTE\*\***

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.**

**MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**