

HAMPTON PLANNING BOARD

MINUTES

September 7, 2016 – 7:00 p.m.

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

ABSENT: Mark Olson

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. Mr. McNamara said the applicant for 287 & 299 Exeter Road, Site Plan and Wetlands Permit wishes to be continued to the Planning Board's October 5, 2016 meeting.

MOVED by Mr. Emerick to continue the Site Plan on 287 & 299 Exeter Road to October 5, 2016.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

Regarding continuing the Wetlands Permit to October 5, 2016.

MOVED by Mr. Emerick to continue the Wetlands Permit on 287 & 299 Exeter Road to October 5, 2016.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

II. ATTENDING TO BE HEARD

- Change of Use: **861 Lafayette Road #3**-Vacant Commercial Space to Integrated Health Care Clinic

Mr. Tracy Emerick appeared. He is the Seller (he recused himself from the Planning Board for this application). Ms. Cummins had a medical emergency and was unable to attend tonight. The business is operated on Lafayette Road - currently in a 1400 s.f. space and it is proposing to move into this 2,800 s.f. of new space. The staff consists of a doctor as well as several other individuals. Floor plans were discussed. They do blood draws, yoga, IV room, ADA accessible restroom, and a colonics room. Also, there would be a body work room (2nd floor) and offices and a kitchen. They are putting an elevator in. There are 7 units in the

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complex; there are 49 parking places (not assigned). Hours are 8-5, Monday, Wednesday and Friday; Tuesday 7:00 a.m. to 1:00 p.m.; Thursday 10:00 a.m. to 8:00 p.m.; Saturdays by appointment only. There are two other businesses; one is a hairstylist and neither one is adjacent. The other unit is a dentist. The unit has been vacant since January. Mr. Bachand said he checked the history and could not locate a previous use for the unit. The Condominium Association gave a letter having no objections to the business occupying the space.

BOARD

Ms. Carnaby asked about the Aquifer Protection District. It is in that District. It gives restricted uses. No changes to the site are proposed with this application.

Mr. Bachand asked about signage; the applicant will use the sign (location) that is there. There are seven plaques- 1' x 3' and each unit has one placard; two-sided that they can use.

MOTION by Mr. Lessard to grant the Change of Use.

SECOND by Mr. Waddell.

VOTE: 5 – 0 – 1 (Emerick)

MOTION PASSED.

III. NEW PUBLIC HEARINGS

16-011 287 & 299 Exeter Road (CONTINUED ABOVE TO OCTOBER 5, 2016)

Maps: 52 & 52 Lots: 1 & 2

Applicant: AG Hampton Hospitality, LLC.

Owners of Record: Same (299 Exeter Road) & Charles F. Rolecek RT (287 Exeter Road).

Site Plan & Wetlands Permit: Construction of Hotel and Office Bldg.; SpringHill Suites by Marriott: 104 rooms, 4-story, 152 parking spaces with an internal driveway connection to CR's Restaurant and associated modifications. Office: 40,000 sq. ft. unspecified space, 3-story, 204 parking spaces.

Wetlands Permit applies to 299 Exeter Road.

16-040 115 Landing Road

Map: 239 Lot: 1

Applicant: Unitil Energy Systems, d/b/a Unitil

Owner of Record: Hampton River Boat Club

Wetlands Permit (Emergency After-The-Fact): Unitil-Replacement of two poles in the Hampton Saltmarsh near Fuller Creek

No one from Unitil appeared.

PUBLIC

Ms. Rayann Dionne, Conservation Coordinator, appeared. She stated the Conservation Commission reviewed it. It was two poles out on line 3348 that runs through the salt marsh and brings power toward Seabrook. There was a fire on one of the poles. They repaired the pole and restored vegetation. Everything looks good. DES granted it.

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Mr. McNamara postponed the rest of this application. If the applicant does not show up, the Board will re-open it at the end of the meeting.

16-041 46 Ancient Highway

Map: 134 Lot: 47

Applicant: Mary and William Carroll, Trustees

Owner of Record: Same

Driveway Permit Appeal (After-the Fact)

Mr. William Carroll appeared. They would like approval of the driveway permit. The width of the driveway is the issue and also pavers in the right of way. The property line goes far back per Mr. Bachand, beyond the telephone pole. Mr. Lessard asked how much is on their land. Mr. Carroll said about 18'. It's about half and half. Mr. Carroll said that the driveway is the same size as the previous driveway. It shows existing and proposed. Mr. McNamara asked if the previous owner got a permit. Mr. Lessard asked if he had pictures of the previous conditions. Mr. Carroll wanted to accommodate the State. The State did not want the applicants to replace the pavement. The State wanted permeable. DES required a Shoreland Permit. Mr. Bachand said he looked back at the aerial photo. It looked the same now (size wise). Mr. Bachand discussed the width and the pavers - the 41' width may be the same as before but now there are **pavers in Town right of way also and that is an issue.**

Mr. Lessard asked if the applicant went to DES for the driveway permit, and Mr. Carroll clarified they went to the DES to a get demo permit for the project. DES required plans for property. The State was concerned about water run-off. Mr. Bachand said it should be 60 percent. They are not above the maximum. Mr. Bachand said **the area outside of the property line where the pavers are located is the problem. It was all asphalt previously.**

Mr. Emerick said we had a project on King's Highway that had a large driveway/parking spaces. If you said this is four parking spaces, then it wouldn't be a driveway.

Mr. McMahan noted that the applicant went to the Building Department to get the Building Permit. It seems at that point it should get picked up that he needs a driveway permit. He thinks we should formalize that. Going to one place thinking they are doing the right thing, but not sure. It was asked if there is a check box for a driveway permit at the Building Department.

Ms. Carnaby said she is with Mr. Emerick at this point; it's done; it's pretty. Mr. Waddell said the State required him to do it and he went by what he thought he should do. Mr. Lessard said it's not connected to the edge of pavement. Mr. Lessard is frustrated with driveways getting bigger and bigger. It takes away on-street parking. Pavers make it tough to see what is Town and what is private. Mr. Lessard said we need to support DPW. They will need to hold us harmless if the plow catches it. Mr. Lessard asked about someone walking their dog along the right of way, on their driveway and trips on a brick. Bricks are more uneven. Mr. Lessard is dismayed with people going ahead and putting beautiful driveways not knowing they need a permit or not investigating it. He didn't know if Conservation was in on this. Someone was smart enough to contact DES. Applicants and the Board should do their best to follow

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Ordinances. Mr. Lessard said we've turned down other people who were fair in their approach. These after-the-facts are more frustrating. Mr. McNamara said it's harder for us to say stick to the Regulations. Mr. McNamara doesn't want people to have to dig up 8' on each side, etc. Mr. Carroll thought he was informing the Town. The State had to approve the demo permit per Mr. Carroll; so did the Town per Mr. Lessard. Ms. Carnaby asked how this slipped through. Do we need another step in the procedure was asked. Mr. Bachand said before a CO is issued, the applicants know about the requirement for driveway permits.

Ms. Carnaby asked if we should postpone this and do some asking. Mr. Carroll said it is the existing driveway. He would not have made any changes if the State didn't ask for it. Mr. Carroll said the State wanted more permeable. They said you can't put tar on your driveway.

MOTION by Mr. Lessard to deny the appeal and the applicants to put in bituminous.

It was noted that this needs to go to the public.

PUBLIC

Ms. Dionne, Conservation Coordinator, appeared. She said the Shoreland Applications do differ from standard Wetland Applications. The Shoreland Application does not have the same requirements.

The shoreland program has a threshold on impervious surface. Once over 30 percent, you have to have an engineer do the design. Changing driveways to permeable material was discussed. Ms. Dionne said adjustments can be made. It doesn't have to be the driveway; it's up to the applicant. Once over 30 percent, you have the engineer design.

Mr. McMahan asked if pavers have to be taken out of the right of way, and replaced with bituminous. Ms. Dionne said his calculation should be based on his property line. It's only within his lot. Mr. McMahan said we could say put in porous.

Mr. Bachand noted that the driveway does not comply with the Driveway Regulations. It's based on the width and the right of way. He spoke with Jen Hale at DPW; **she is concerned about the stone located in the right of way at the beginning of the paved area. That has to be removed and replaced with asphalt.**

Mr. Bachand said if the Board wishes to grant the appeal, there would need to be a **Hold Harmless Agreement** put in place. He knows it's come up before; the Town not being liable for repairs, etc. The applicant should be responsible for damage to plows, etc. Legal would draft and maybe even record at the registry of deeds. Pavers in the right of way are an issue.

Mr. Bachand said the area within the right of way should be replaced with asphalt. It's an after-the-fact. Otherwise, Mr. Bachand thinks the Hold Harmless Agreement would have to be done and reviewed by legal.

The edge of pavement is where the stone is. Mr. Carroll said it's about 2' of crushed stone. That was done temporarily per Mr. Carroll.

Mr. Emerick said the Town right of way is 20' deep; how many people have 20' depth was asked. He thinks it makes no sense; the 3' if that was asphalt, that would satisfy the apron.

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It's the 41' that is the problem. If one course of pavers was removed so the defined driveway is 24', would that satisfy the Regulations was asked. Mr. Bachand said as long pavers are within their property and at the right of way there is a 24' width. How grass is maintained was raised; it could be crushed stone. An apron and gravel was discussed. It would be 7 ½' on each side.

Mr. Bachand said having material in the right of way is a concern; the property line is far back. Mr. Emerick said taking 7 ½' off each side is the solution.

Mr. Lessard likes Mr. Emerick's suggestion about the narrowing of the driveway so it's defined at the proper width. Mr. Lessard thinks it needs to be maybe 6' back. Don't take everything out of the right of way was discussed by Mr. Lessard.

Mr. McMahon likes Mr. Lessard's and Mr. Emerick's suggestions.

The rest of the Board supported this also.

Mr. Carroll asked about 3' (stone) –it matches the neighbor's mailbox. Decks in the right of way were discussed. If you're worried about the plow; it's where the mailboxes are in the street. Mr. McMahon said DPW wants paved asphalt. Eco-pavers are the issue. We're talking about width of the driveway at being 41'. Mr. Carroll said drawings were approved.

Crushed stone is not an issue.

Ms. Carroll asked about their land. They left 14' of Town property with pavers. Mr. Carroll asked if they could taper it back rather than being a squared edge; 24' would have to be paved. The front could be dirt or grass. The Board said they need asphalt for the apron. It can't be crushed stone.

The apron only needs to be 3' long; but the Board wants it 6'. Mr. Bachand confirmed we still need the hold harmless because we are dealing with some pavers in the right of way.

MOTION by Mr. Lessard to grant the driveway permit appeal. The Applicants are to develop a 24' wide apron x 6' feet deep; bituminous asphalt back 6' and that the pavers have to be removed back 6' all away across. Some sort of soil back from the edge of the road to where the Board is allowing them to leave the brick, with a Hold Harmless Agreement. The mouth of the driveway to be reduced to 24'. From the Town property line, 6' into the edge of the road will be bituminous asphalt (6' x 24'). The rest is okay as long as there is no crushed stone in the right of way. **Mr. Bachand to check with Ms. Hale (DPW) on the Hold Harmless Agreement.** No attorney to be hired. Mr. Bachand said we got a note on the last appeal, but he said we need something more substantial – a typewritten legal document reviewed by the Town Attorney. This is because the Town is allowing the applicants to use 14' of Town land. If something happened, the Town would not be responsible for it (ex: someone walking a dog, still Town property). **Mr. Carroll should come in and talk with Mr. Bachand.** Mr. Carroll noted that his insurance only covers his land. Mr. Carroll will get a picture. A decision letter will come out as well. Mr. Bachand will work with Mr. Carroll.

SECOND by Mr. Emerick.

VOTE: 6 – 0 - 0

MOTION PASSED.

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16-042 401C Ocean Boulevard

Map: 265 Lot: 7

Applicant: Eric Buck

Owner of Record: Carl Mitchell

Wetlands Permit: Tear down of existing cottage & construction of new cottage with same footprint as existing; installation of gravel paver parking area for additional parking; installation of improved drainage throughout the site with use of bio-swale and drain pipes.

Mr. Eric Buck appeared with Carl Mitchell. This is a non-conforming lot. It is within the 50' setback from the tidal marsh. The proposal is to move it out of the 50' setback. It will be the same size. They are proposing to add two parking spaces made up of grass pavers. They will capture roof run off. They met with the Conservation Commission and DES and they made some changes to the earlier parking plan per the Conservation Commission's wishes.

BOARD

The applicant is in agreement with the Conservation Commission's comments. Mr. Mitchell owns both lots. Mr. McNamara asked about providing boulders or a fence; the applicants think it will be a fence.

**PUBLIC
BOARD**

Mr. Emerick thinks it's an improvement on the lot. Mr. Lessard said it looks like a nice plan. Mr. Lessard asked if the fence should be displayed on the plan, but mentioned that we (Planning Office) will get an as-built plan anyway. The rest of the Board is happy with the application.

Mr. Bachand recommends approval with along with the stipulations contained in the Conservation Commission's letter dated August 26, 2016.

MOTION by Mr. Emerick to grant the Wetlands Permit.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

16-043 8 Witch Island Way #A-B

Map: 183 Lot: 1-H

Applicant: Holly Bauer

Owner of Record: Same

Site Plan (Amended): Remove one duplex condominium and replace with a new, single-family condominium residence.

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**16-030 8 Witch Island Way #A-B (continued from July 6, 2016 and August 3, 2016)
(Heard with the Amended Site Plan Application)**

Map: 183 Lot: 1-H

Applicant: Holly Bauer

Owners of Record: Same

Wetlands Permit: Removal of existing duplex; rebuild single-family dwelling. Reduction of patio size; reduction of impervious coverage.

Mr. Joseph Coronati (Jones & Beach) appeared with Holly Bauer. Mr. Coronati said this neighborhood has been around for a couple of years. It has many family members in the neighborhood. Ms. Bauer wants to remove the structure and build a single-family house for herself. The applicant went to the ZBA and got approval. They at first thought they only needed a Wetland Permit; it was then found that an amended condominium site plan was also required. They reduced the amount of impervious coverage; also removing porous pavement parking requirements. It's a new structure.

BOARD

Mr. Lessard said they have the variance for the distance. The Planner's memo looks good and it's an improvement to the site. The rest of the Board is fine with this.

**PUBLIC
BOARD**

Mr. Bachand discussed his recommendations. He recommends granting the Wetlands Permit along with the stipulations contained in the Conservation Commission's letter dated July 5, 2016.

MOVED by Mr. Emerick to grant the Wetlands Permit along with Conservation Commission's stipulations contained in letter dated July 5, 2016.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. Bachand recommends approval of the Amended Site Plan per the stipulations in his Memorandum dated September 7, 2016.

MOVED by Mr. Emerick.

SECOND by Mr. Lessard.

VOTE: 6 – 0 - 0

MOTION PASSED.

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16-044 377 Ocean Boulevard

Map: 265 Lot: 20

Applicant: The 377 Ocean Boulevard, LLC

Owner of Record: Three Seventy Seven Ocean Boulevard LLC

Wetlands Permit (Amended): Installation of two unit air conditioners for two cottages.

Mr. Joe Coronati, Jones and Beach, appeared. The two back cottages in Mr. Kelly's development had air conditioner units put in place. Those units were split by the buffer. The air conditioner units were installed on the back side, in the buffer. (Mr. Kelly appeared). The applicant is looking for an amended Wetlands Permit. They were installed with stone along the building. They are in line now with the intent of the buffer. They received a positive letter from the Conservation Commission.

PUBLIC BOARD

The Planning Board is fine with this application.

Mr. Bachand said he recommends approval of the Wetlands Permit along with the conditions contained in the Conservation Commission's letter dated August 26, 2016.

MOVED by Mr. Emerick to grant the Wetlands Permit along with the stipulations contained in the Conservation Commission's letter dated August 26, 2016.

SECOND by Mr. Lessard.

VOTE: 5 – 0 – 1 (McNamara)

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

16-037 180 Drakeside Road (continued from August 3, 2016)

Map: 172 Lot: 12

Applicant: Drakeside Rockingham, LLC

Owner of Record: Same

Condominium Conversion: Convert ten (10) existing multi-family units back to condominium form of ownership. Project was originally approved as a 10-unit condominium, but removed from condo form of ownership through a change of use approval. No structural or external changes are planned.

Waiver Request: Section V.E.-Details Plans (Site Plan Regs).

Joe Coronati, Jones and Beach appeared and Charles Cleary appeared. Principals from Drakeside Rockingham, LLC are in the audience. They were asked by the Board to improve the as-built site plan per Attorney Cleary. The most recent as-built was discussed. The common area is shown and recreational areas also. The detention pond is shown as well as the

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dumpster location. LCA to each unit is shown as well. The O&M plan has been submitted as well; comments have come in on that and Jones and Beach is editing.

Attorney Cleary discussed changes on the dumpster pad and snow storage area overlaps, which were brought to his attention by Mr. Bachand. It was part of the original plan, but not caught at that time. They have a solution for that. Mr. Chicoyne discussed the grass paver patio in the lower recreational area.

Mr. McNamara asked about snow storage.

Attorney Cleary said the snow storage area is large. There is a slight overlap; they can have Jones and Beach re-designate the snow storage area. A barrier was asked about; snow not being pushed in the detention pond. Snow fencing may be an option. Permanent rocks could work per Mr. Lessard. Mr. Bachand said we don't want snow being pushed into the detention pond. Mr. Coronati said the ends of the parking lot will be used the most. Mr. Coronati said they can put in a barrier. Snow will be pushed wherever there is no parking per Mr. Coronati. Mr. McNamara wants a barrier or a way people will know. It can be worked through as a condition. **Mr. Bachand said he will work with the applicant on that.**

BOARD

Mr. Emerick said with the change on the plans, i.e. no snow in the detention pond, it's fine. A possible dumpster site was asked about by Mr. McMahan. Mr. Bachand said they have private trash pick-up. Mr. Cleary said trash is private. Mr. McNamara discussed the recreational area.

Mr. Lessard said the paved recreational area was for barbecuing and these units can't have barbecues. If a designated grill area is provided, they will use it. The Fire Department would like that. Mr. Lessard would like an area for barbecue grills. Mr. Lessard wants a brick area for barbecuing. He does not see the drainage structure on the plan. Mr. Coronati said they didn't show all the detailed utilities. Mr. Lessard said it should be shown. There should be a permanent structure to protect the detention area.

Ms. Carnaby supports the BBQ area. Mr. Waddell supports Mr. Lessard's comments.

Attorney Cleary asked if the Board would consider a different location. It could be on the corner of one of the buildings; the Board could designate an area. **They have to check with the Fire Department.** About 20' was mentioned. Mr. Cleary said they could find a spot where they can grill. Maybe behind Unit 10 or 5 was mentioned. Mr. McNamara said it could be behind Unit 10. It is between the Planner and the Fire Department to decide per Mr. Lessard.

PUBLIC BOARD

Mr. Bachand said this plan has come a long way since the last meeting. He compared it to the original 2007 plan. It is generally consistent and satisfactory. The O&M is progressing well. This is all subject to the final review of the Planner. Private pick-up of trash and recyclables was discussed. He recommends approval along with the Town Planner's Memorandum dated September 7, 2016.

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Mr. McNamara asked about dumpsters on N Street. They are keeping their own trash and having it privately picked up. We didn't ask for a dumpster pad on that project. We don't always require a dumpster pad. Mr. Lessard thinks it should still be on the plan. He wants a designated grill area. **Mr. Bachand will work with the applicants.** Mr. Emerick asked about the snow area; can it be put in some kind of snow fence – for snowplow operator. **Note on the site plan as well and in the condominium documents. Private pick up also.**

MOTION to grant the waiver request by Mr. Emerick.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

MOTION by Mr. Lessard to grant the condo conversion along with the Town Planner's memo dated September 7, 2016. Also, add in the conditions regarding the barbecuing area to be installed and for the Town Planner and Fire Department to determine the best location with the applicant. Snow notice/barrier at detention pond for snow season to be noted as well.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 0

MOTION PASSED

No one showed up from Unitil at this point.

Mr. Bachand recommended continuing the Unitil application (115 Landing Road) to the Planning Board's September 21, 2016 meeting.

Mr. Emerick wants it over with. It's an after-the-fact.

Mr. Bachand noted there was an issue by Unitil. With regard to abutters, we (Planning Office) suggested there were five additional abutters. We sent them an email on July 19th seeking an additional \$50. We never heard back from them. We sent out abutters' notices for all abutters. One week before this meeting, we received an objection email to the \$50. We thought we should notify the ones we provided. We decided to ask this Board if we should absorb the \$50. Unitil isn't satisfied with paying it. We didn't receive response for 6 weeks. Mr. McNamara said the applicant should pay the additional amount. Mr. Emerick said to forget about it. It cost the Town \$50; give us our \$50.

**PUBLIC
BOARD**

Mr. McMahon said to send them a bill; Mr. Waddell said to send a bill; Ms. Carnaby said send a bill; Mr. Lessard said we should continue the application. Send the bill next month. Mr. Lessard wants Unitil to send someone in to come in front of the Planning Board.

Note charges waived on the invoice – bill them for the \$50 abutter fee; tell them we waived the \$100 after-the-fact fee.

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MOTION by Mr. Emerick to approve the Wetlands Permit as soon as the applicants are current with paying their invoice.

PUBLIC

Wendy Welton, 4 Mace Road, appeared. She noted that Unitil wants her (residents) to pay utility bills, if she doesn't pay it, it goes on her credit report. She says bill them the \$50, make it contingent that it's paid. If \$100 is waived, \$50 is to be received.

Mr. Bachand noted that this was an emergency after-the-fact situation. Work was done almost one year ago. They are coming now for after the fact approval. Mr. Bachand said if the Board is going to approve the application this evening, it should be noted that the \$50 for the additional abutters noticed is to be provided.

MOVED by Mr. Emerick to grant the after the fact Wetlands Permit on the condition that the Planning Office receives the \$50 (for the additional abutters notified) and per the conditions in the Conservation Commission letter dated August 26, 2016.

SECOND by Mr. Waddell.

Mr. McMahon said to contact the person who discussed the bill so we don't get something back from the accountant. We need to communicate between people. It's already done (work). It was noted the decision letter is being sent to the same person who sent the email (Tom Murphy).

VOTE: 5 – 1 (Lessard) – 0

MOTION PASSED.

V. CONSIDERATION OF MINUTES of August 17, 2016.

MOTION by Mr. Emerick to approve the August 17th Minutes.

SECOND by Mr. Lessard.

VOTE: 5 – 0 – 1 (Waddell)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **Litchfield Drive** - Acceptance of the location of the utilities within the right-of-way as shown on the as-built plan.

Mr. Bachand discussed the as-built roadway plan (provided to the Board). The subdivision is now complete. The Planning Board is required to accept the location of the utilities in the right of way prior to Litchfield Drive being accepted as a new public roadway.

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Mr. Bachand discussed this with the Town Attorney. There is specific conditional language that should be incorporated into the Board motion, and Mr. Bachand read it aloud (pertains to RSA 72:23, I(b).)

Mr. Bachand said it should also be noted that the Board's acceptance pertains to the sewer, water, and drainage within the right of way.

MOVED by Mr. Emerick to accept the location of utilities within the right of way, as presented by Mr. Bachand (pertaining to RSA 72-23, I(b)).

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

- **Cornerstone at Hampton – Project Status Update**

Mr. Bachand updated the Board on progress and an issue that developed with the Cornerstone project. A pre-construction meeting was held. We had trouble with the Sewer Association Agreement. A party did not want to take the responsibility for the sewer line running under Route 101 connecting to Langdale Drive (it is part of the private system connecting to our public system). Without signed association documents, there is an impasse in the project and it is halted. It affects the hotel and office project also, which is a reason for the continuance. It will also affect the land units and other projects in that area. We are working diligently on this. A pipe is set up, but not to regulation. We learned that the water and sewer line run through the same conduit under Route 101.

Mr. McNamara said the sewer system needs to be beefed up in that area. Ms. Carnaby asked about periodic bond issues. Enlarging the treatment plant was discussed. Mr. Waddell discussed a global solution.

Ms. Carnaby asked about a warrant article on this/these issues. Mr. Waddell said the Selectmen are working on sewer issues; there will be warrant articles. The Selectmen are the Sewer Commissioners. Church Street is an issue. The Planning Board is not needed to do anything at this point.

The Sewer Association Agreement was generally discussed among the Board.

- Mr. Bachand noted that he will be attending the Northern New England Planning Conference tomorrow, Thursday and Friday in Portsmouth. He will report how this conference went at the next meeting.
- Mr. Bachand noted the TAP grant application has been submitted. Jennifer Hale (DPW) took the lead role on this and Mr. Bachand thanked her for the effort. This grant will address the sidewalks from Winnacunnet to Mill Road and then on High Street from Five Corners to Mill Road.

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VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Waddell.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:00 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**