

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

**PRESENT:** Tracy Emerick, Chair  
Ann Carnaby, Vice Chair  
Alex Loiseau, Clerk  
Fran McMahon  
Mark Olson  
Keith Lessard  
James Waddell, Selectman Member  
Jason Bachand, Town Planner

**ABSENT:** Laurie Olivier, Office Manager/Planning

**I. CALL TO ORDER**

Chairman Emerick commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance and introducing the Planning Board members. He noted that the applicants for 14 Dover Avenue request to be continued to August 7th.

**MOVED** by Mr. McMahon.

**SECOND** by Mr. Olson.

**VOTE: 6 – 0 – 1 (Lessard absent). MOTION PASSED.**

Mr. Emerick noted the applicant for 212 Island Path wishes to continue to July 17<sup>th</sup>.

**MOVED** by Mr. McMahon.

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0 MOTION PASSED.**

Mr. Emerick noted that the applicants for 11 Redman Street wish to be continued to the Planning Board's August 7<sup>th</sup> meeting.

**MOVED** by Mr. McMahon.

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0 MOTION PASSED.**

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

**II. ATTENDING TO BE HEARD**

- **Change of Use: 819 Lafayette Road, Unit 4**  
Office to Beauty Salon

Ms. Burns-Mountain appeared. She is currently partnered in a salon in Hampton. She will be a full-service salon. Manicures, pedicures, colors and cuts. She wants to be located at 819 Lafayette Road, Unit 4. Behind where Drinkwater Flowers is currently located. She's moving next door.

**BOARD**

She noted her hours of operation are 6 days a week; 7:00 a.m. - 4:00 p.m. She will work when needed. She is open for business soon.

**MOVED** by Mr. Lessard.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

- **Preliminary Conceptual Consultation: 610 Lafayette Road - Committed Collision**

Mr. Henry Boyd appeared (Millennium Engineering). The owner of Committed Collision is present also (Mr. Derek Lighthall). The business is at the corner of Scott Road and Lafayette Road; south of Walgreens. The lot is small. Before spending money, the owner wants to get the Board's ideas. The plan was shown to the Board. He wants to add 4,800 square feet. He needs about 42 spaces. It is difficult for this site. They are proposing some green landscaping. They will need relief from Zoning on the parking issue.

Mr. Boyd had Mr. Lighthall discuss his business. He grew up in Town. His father worked in auto body. Painting and spraying cars was discussed.

Mr. Lighthall discussed the building behind him. He is in three separate locations now under three different roofs. He is finding that other auto body shops are slowing down or going out of business. His business is picking up. His building is old; it was never his before. Mr. Lighthall has a P&S on this and he has 12 employees with families. The goal is to get everything under one roof; put all equipment in there and own it and do what he needs to do with it. He said right now the building does not look good.

Mr. Lighthall went to Hampton Falls Board also. He said there is no infrastructure there. He's been a fan of nicer looking buildings; he has the opportunity to do this now. Hopefully, it will grow. It is a tight piece of property. He has a good employee base.

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

Mr. Boyd wanted to make sure that he has hope before he spends thousands of dollars in engineering costs. There are significant waivers and variances on parking. Mr. Boyd discussed Tax Map. Mr. Boyd needs to see if survey is correct.

**BOARD**

Mr. Emerick said he believes the business needs 42 spaces. Based on professional and service use, it is 45 spaces. He has 12 employees. He works on 15-20 cars. Mr. Bachand thinks it is professional or service use. Mr. Boyd said it is a unique use. The car is not always outside; it can be in the building being fixed. Mr. Boyd said one per 200 square feet. The applicant would like to have the Board's support. Mr. Boyd is interested in knowing any landscaping concerns. It harms the applicant in meeting parking code. Mr. Boyd discussed stormwater concerns also. He can make it better. There is currently no treatment. They could get some re-charge. Water table depth was discussed. It should be better.

Mr. McMahon asked about parking off-site. Mr. Lighthall said he rents part of the building currently out back. There is open space across the street as well. The end goal is to try to wait and purchase the property next door (Hampton Floor Covering).

Mr. Olson asked about the need to acquire the other parcel. There are two different parcels; same owner and same seller. Mr. Lighthall said a small parcel was put in with a larger parcel.

Mr. Olson asked about the parcel as seen as one parcel.

Mr. Boyd said there are cross easements. Mr. Emerick said to check the title. There could be a lien not released from years ago.

**BOARD**

Ms. Carnaby asked if they are putting a lift in the new building, or inspection pit. Mr. Lighthall said there will be lifts. There are currently lifts in there already. It is a two-post lift. Spray booths are dug in the ground. The spray booth is from the late 70's. It is outdated. When you go green as a body shop, you need the right equipment to dry it; force dry it. The new building will have new spray booths. Paint is water based for the most part (except clear coat). The EPA is in all the time. Aquarion comes in to do checks all the time. Mr. Lighthall bought all new equipment. He has had ground water testing.

Ms. Carnaby asked how you get into the back building. Mr. Lighthall said there would be a door on the side facing Scott Road or the back of the building. Ms. Carnaby said it may affect parking. Mr. Boyd said if it is residential, they count indoor spots. **Mr. Bachand said we can talk to Kevin (Building) to get his interpretation.**

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

Mr. McMahon discussed hazardous material/waste. How is it disposed of was asked. Mr. Lighthall said there is a binder that explains what they use. There are no oil changes. No anti-freeze flushes. If freon or antifreeze is used, it is in minor quantities. Antifreeze gets picked up. Paint goes into drums; no more than 55 gallons at a time. It gets taken away.

Fire suppression was asked about. There is none right now. There are fire checks and there are extinguishers. Mr. Lighthall put in a mixing room that is certified. There is triple filtration. Fire suppression will be in the new building, it is all inclusive. Whatever the Town wants for fire suppression, he will go that route. **A fire wall was discussed. Mr. Lighthall can talk to Kevin (Building).**

Mr. Lessard discussed estimates and traffic. He drives by that location often. There are other businesses in that building. It was noted there are no other businesses in that location. Mr. Lighthall may demolish the old building. It would be a two-phase project. Mr. Lessard noted sometimes cars are parked outside waiting for parts. He thinks parking is going to be a dog on this project. Mr. Lessard discussed tandem parking with repairs. Mr. Lessard discussed 12 employees; 15 cars and cars in waiting. Will there maybe be rentals available for people also was asked. Mr. Lighthall said Hertz (Portsmouth) will meet for customers and rentals. Mr. Lessard struggles with parking. Mr. Lessard thinks Mr. Lighthall keeps the property neat and orderly. It appears to be a safe building.

The EPA and safety is heavily regulated. Mr. Lessard asked what happens with bumper covers. Mr. Lighthall said the metal gets taken out every two days. Bumpers get broken into quarters and there are dumpsters. The dumpster would be outside the building and glass would go in there as well as directionals, headlights, grills. Are there dangerous parts was asked by Mr. Lessard. Mr. Lighthall stated not that he knows of. He said batteries (if broken) could be dangerous—he does not deal with contaminated parts too often.

Mr. McMahon asked about screening and landscaping. **We did Zoning Regulations; it is a requirement and he wants it in there.** The green area was shown again. **Mr. Boyd said the Zoning Board may want some interaction with the Planning Board/Office.**

Mr. McMahon wants to see entrances and exits. Mr. Boyd said there has not been an on-ground survey.

Mr. Waddell discussed water run-off from the car wash place in North Hampton. Will any materials enter was asked. Mr. Lighthall said they don't wash cars there. They go across the street to wash cars.

Mr. Olson asked Mr. Boyd asked about the edge of pavement. Mr. Olson said we have another situation in Town where there is something similar that flies in the face of zoning. Mr. Olson is not opposed, but he wants at least one plant there. With appropriate fencing, something that keeps everything out of sight, it adds nothing to appearance. Mr. Olson thinks the buildings

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

could be on the street, more urban type setting and put as much as you want out back. Green space – putting unsightly stuff there is not good. Not having one continuous opening would be good. Scott Road would be the front.

Mr. Boyd discussed surveying. Mr. Lighthall thinks Walgreens over built and he paid for it.

**III. NEW PUBLIC HEARINGS**

**19-025 191 Island Path**

Map: 280 Lot: 57

Applicant: Judy & Dick LeClerc

Owner of Record: Judy LeClerc

Wetlands Permit: Replace existing deck and expand out from home (11'). Decking to be pervious. Professional planting to be done along wetland edge.

Judy LeClerc appeared. She met with the Conservation Commission last week. Ms. LeClerc received the Conservation letter.

**BOARD**

Ms. Carnaby was on the site walk. It looks like it needs to be done. Everything in the letter was discussed at the meeting. It seems like a good project.

**PUBLIC  
BOARD**

**MOTION** by Mr. McMahon to approve the Wetlands Permit along with the Conservation Commission's letter dated June 26, 2019.

**SECOND** by Ms. Carnaby.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**19-026 29 Park Avenue**

Map: 190 Lot: 12

Applicant: Thomas Burness

Owners of Record: Thomas & Darlene Burness

Wetlands Permit: Regrade existing gravel driveway, pitching toward swale, then add 2.5"-3" of new crushed gravel. (This is a repair of a previously-granted gravel driveway permit).

Mr. Burness appeared. This permit was from 2007 originally. He wants to add crushed stone. They want to re-grade it.

**BOARD**

Mr. McMahon complimented him on his presentation.

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

**PUBLIC**

Ms. Rayann Dionne, Conservation Commission Coordinator, appeared. She noted the Commission would like, during the life of this new permit, to allow Mr. Burness to do maintenance work as long as it coincides with this type of work. The applicant would not have to come back during life of this permit—no need to return to the Planning Board.

**BOARD**

**MOTION** by Mr. McMahon to approve the Wetlands Permit along with the conditions in the Conservation Commission letter dated June 26, 2019.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**19-027 35 Dumas Avenue**

Map: 267 Lot: 11

Applicant: KMM Trust of 2017, Kevin McDevitt & Maureen McPadden, Trustees

Owner of Record: Same

Wetlands Permit: Addition of 160 s.f of permeable pavement. Addition of 145 s.f. of impermeable surface (steps) within the 50' HOTL. Remaining site to be enhanced without any lawn grass (mitigation).

Mr. Olson recused himself.

Mr. Olson appeared. This is a permit that was issued in 2017 to build the house that is currently there. They are making landscape improvements. They found they needed State and Town wetland permits. They want a small area of the WCD – better part of 750 s.f. They are proposing to do planting; native vegetation. Addition of permeable pavement as well.

**BOARD**

Ms. Carnaby was on this site walk. They all ended up agreeing that as much work is being done as it can be. The Plan does not really show elevations. Passageways are quite narrow. Ms. Carnaby likes the work.

Mr. McMahon asked if the applicant saw the mitigation paperwork from Ms. Dionne. It was stated 'yes'.

**PUBLIC**

Ms. Dionne appeared. The Commission talked through this application as 50' is just maintained as lawn. The Commission was comfortable with the addition of stepping stones

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

and permeable pavers. There will be 2 s.f. of maintained lawn. It meets maintenance. Ms. Dionne wants to be more cognizant of redevelopment projects. We should ask about landscaping on more projects and meeting regulations. Landscaping isn't always fully considered; this is tricky for applicants. We need to ask up front.

**BOARD**

Mr. Bachand discussed a comment from DPW. Pavers in the right-of-way was discussed. If deemed acceptable, it should be noted on the record that the Board approves of the proposed pavers within the Town right-of way, if a waiver is provided by the owner stating the Town is not responsible for any damage, repair or maintenance of the pavers in the right-of way under any circumstance, or similar language as approved by the Town Attorney. Board of Selectmen approval may also be required. There would be no need to come back. Mr. Olson said they are proposing permeable pavement go into the right of way in lieu of asphalt. The owner wants to bring pavers out to the road. Should any work happen, someone needs to service utilities or re-pavement, whatever is required will be at the applicant's expense. Including snowplow damage. It's like 110 s.f. that would be permeable. The Board concurred.

Mr. Lessard asked about 2 cars – Dumas Ave. It is shown for scale per Mr. Olson. Mr. Lessard does not want parking shown in the final document. The Board concurred.

Mr. Bachand feels this can be granted (as noted above) along with the conditions contained in the June 26, 2019 letter from the Conservation Commission.

**MOTION** by McMahon to approve the Wetlands Permit along with the conditions contained in the Conservation Commission's letter dated June 26, 2019, along with the comments noted above.

**SECOND** by Mr. Waddell.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**19-028 14 Dover Avenue (continued to August 7, 2019)**

Map: 296 Lot: 154

Applicant: Michelle & Wayne Douglas

Owner of Record: Michelle Douglas

Condominium Conversion: Convert three existing residential units into two condominium buildings with the rear building being a duplex.

Waiver Request: Section V.E. Detailed Plan.

**19-032 1 Greene Street**

Map: 168 Lot: 33

Applicant: Cheswick Realty, LLC

Owner of Record: Same

Condominium Conversion: Convert existing duplex into condominium form of ownership.

Waiver Request: Section V.E. Detailed Plans.

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

Attorney Peter Saari appeared along with Scott Truncellito (Cheswick). Attorney Saari said this meets all the setbacks; it has enough parking as well. The parking is pervious. He wants to convert the building that is there now to condominium form of ownership. There is no construction going on. No new streets; all utilities are there.

**BOARD  
PUBLIC**

Ms. Maher, 4 Greene Street, appeared. Does this mean other condominiums can be in the neighborhood was asked. It was noted condominiums can happen whether this gets approved or not; everyone comes individually. No one has lived there as far as she knows. She said there is only parking for 2 or 3 cars in front of garages. There is a huge problem on Mill Pond, Greene Street and King's Highway for parking. She said there's a new development on High Street with 5 units. It's adding more work for trash pick-up. Everyone is cramming things into small lots.

Mr. Emerick said it is private property and it is in the Regulations. It is according to Code. Ms. Maher asked what the advantage is. It is just a form of ownership per Mr. Emerick. She asked if the owner can sell half of it. If it is a two-family with one owner, they can't sell the units separately. Mr. Bachand said it was constructed as a duplex. Units can be individually owned if a condominium. They need 2 spaces per unit; that is possible right now per Mr. Bachand.

Mr. Bachand said he drove out there. The stone area could be widened a bit.

Mr. Dubois, 176 King's Highway appeared. He wants to be a good neighbor. His concern is rentals, Air BnB; duplex versus condominium. Will that be affected was asked. He asked if the condo by-laws can be written that weekly rentals are not permitted. Mr. Emerick said it is up the owner.

**BOARD**

Mr. Olson asked if it is front to back. Mr. Truncellito said the first floor is front to back; when you get to the second, it is a tandem structure. Both sides going up to second, third and roof top deck. They can see marsh and ocean.

**Mr. Bachand said the gas meter should be shown on the plan.** There is also a waiver request He recommends approval along with conditions contained in the July 3<sup>rd</sup> Memorandum.

**MOTION** by Mr. McMahon to approve the waiver.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**



**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

**MOTION** by Mr. Lessard to approve the condominium conversion with the Planners' Memorandum of July 3, 2019.

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**19-033 212 Island Path (continued to July 17, 2019)**

Map: 285 Lot: 1

Applicant: Pamela S. Rush Irrev. Trust; Garth & James Rush, Trustees

Owner of Record: Same

Subdivision: Subdivide parcel into two (2) residential lots;

Waiver Request: Subdivision Regulations Section V.E. Detailed Plan.

**19-034 11 Redman Street (continued to August 7, 2019)**

Map: 210 Lot: 47

Applicant: Edmund Kelty

Owner of Record: Edmund & Rosa Kelty & John P. Kelty, II

Condominium Conversion: Convert two existing residential units into condominium form of ownership; Waiver Request: Section V.E. Detailed Plan.

**19-035 415 Ocean Boulevard**

Map: 265 Lot: 15

Applicant: Jonathan's Condominium Unit Owners Assoc.

Owners of Record: Same and 33 Unit Owners (listed in project file)

Condominium Conversion (after-the-fact): Seeking Planning Board approval for Jonathan's Condominium (33 units), which was created in March of 1986.

Subdivision: Divide previously-merged units 102 & 103 to return to original configuration.

Waiver Request: Section V.E. - Detailed Plans & Section V.C. – Application Fees.

Attorney Peter Saari appeared. He is asking for an after-the-fact approval. Neither of the two condominium plans (recorded) were apparently ever approved by the Town. They were approved by the Attorney General's Office. Attorney Saari does not have Regulations that are that old. It may not have been required back then. There's no record of it being approved. There is no evidence that this was properly done. There were 33 units in this building. Thirty three years have gone by. Many units have changed hands many times. This is an opportunity to fix it. Owners have been paying taxes on it all along as if it were a condo. They treat it as a condo and they have bought and sold them as condominiums.

Mr. Emerick said it's been recorded with the County as a condominium. They would see plans recorded, but they would not see the Chair approving it. Mr. Bachand said this matter was brought to his attention by Attorney Gearreald. Mr. Bachand discussed the purpose of the application. Units were merged and split. Mr. Olson said it needs a condominium conversion

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

to make them two again. Mr. Bachand said the subdivision accomplishes that. Attorney Gearreald said it was approved as a hotel in 1985, it did not go through the process of the condominium conversion a year or two later through the Planning Board. Attorney Gearreald recommends going through this process to make Jonathan's clear. And it will allow the two units to be split again.

Mr. McMahon noted that Attorney Gearreald reviews the condo docs. Mr. Bachand said there will be an amendment to the current documents.

Mr. Lessard asked how much time is Attorney Gearreald spending on condominium documents. Mr. Bachand said this one came up over the splitting of the two units. We started in 1986 with condominium conversions. Mr. Olson said maybe it wasn't required to have the Chairman sign it. Are we digging up bones just to dig them up was asked. We just need to get this taken care of per Attorney Saari. Mr. Bachand said it was around March of 1986.

**PUBLIC BOARD**

**MOTION** by Mr. McMahon to approve the two waivers (for both applications).

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MOTION** by Mr. McMahon to approve the after-the-fact condominium conversion.

**SECOND** by Ms. Carnaby along with the Planner's Memorandum.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MOTION** by Mr. McMahon to approve the subdivision.

**SECOND** by Ms. Carnaby along with the Planner's Memorandum.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**IV. CONTINUED PUBLIC HEARINGS**

**19-016 Campbell Drive** (continued from May 1, 2019 and June 5, 2019)

Map: 156 Lot: 1

Applicant: Geoffrey Rallis

Owner of Record: Judith M. Haufler

Site Plan: Construction of two residential (condominium) duplexes with a private driveway off the end of the cul-de-sac.

Waiver Request: Site Plan Regulations Section V.E.2 – Detailed Plans, Natural Features (for additional upland areas on parcel that have not been mapped).

## HAMPTON PLANNING BOARD

### DRAFT MINUTES

July 3, 2019 – 7:00 p.m.

Mr. Geoff Rallis appeared with Henry Boyd, Millennium Engineering. Attorney Scully is present also. The parcel is very large. He discussed the triangular-shaped wedge. The James House property was subdivided in the 80's. The work was focused on the creation of the lot where the James House sits. Boundary lines were discussed. The State of New Hampshire had poor methods in the past of disposing or taking property. He discussed the method used in the past. He discussed the boundary marker setting of bounds. Mr. Boyd found three highway bounds. The edge of the State right-of-way was discussed.

Mr. Olson asked if this was an Attorney Gearreald concern. It was stated 'yes'. Mr. Boyd discussed a utility easement. The rest of the property is mostly wetland.

Mr. Boyd discussed withdrawable land. There are no buildable areas in that area. The owner could maybe have an abutter have that property/area.

Attorney Scully said limitations could be put in the condominium documents on withdrawable land.

Mr. Boyd showed the private driveway location. There will be two duplexes. Mr. Bachand's point #10, returning to the ZBA. Mr. Boyd said Jennifer Hale (DPW) thought there was a requirement on the septic system. They intend to have individual septic tanks. Mr. Boyd said there was no intention for separate leach fields. Mr. Bachand said this wasn't clear to him. He also spoke with Kevin (Building) about it. It should be included as a condition as a precaution per Mr. Bachand. Mr. Boyd said there are soil concerns. No prohibition against having one septic system per Mr. Boyd.

Point #9 said 75 plants should be planted per Mr. Boyd. Mr. Boyd discussed 4 maple trees. He hopes Mr. Rallis does not have to plant 75 plants.

Mr. Boyd said they are working on the septic design now. Condominium conversions are considered a form of subdivision. They have state subdivision approval. It's needed to make sure the site can accommodate the use.

Number 12 needs clarification. This plan is to show duplex units. This is not a condominium conversion plan. Mr. Rallis will build the site out first. Mr. Bachand said this proposal was for two residential condominium duplexes. It is based on this being a condominium per Mr. Bachand. Mr. Boyd said it will be in the future. Mr. Boyd said if he does them now it would say all are proposed, but not begun. Mr. Boyd wants to have him build the duplexes, and then do as-built condominium plans. Mr. Bachand said he will run into problems with the proposed conditions. Mr. Bachand said this has been submitted as condominium plans. Attorney Scully said the common area won't be shown until later. The process will continue. Right now, it's just a multi-family. Mr. Boyd discussed trash pick-up and everything will be dealt with at the condominium level.

## HAMPTON PLANNING BOARD

### DRAFT MINUTES

July 3, 2019 – 7:00 p.m.

Mr. Bachand said the Board could remove the condominium-oriented language from the conditions, but must make it clear he has to come back. Mr. Lessard asked if it is a community well. It was stated 'yes' not sure yet if one or two wells.

Flowage rights were discussed by Attorney Scully. Attorney Scully said there was a deed from 1948 with flowage rights to Taylor River. Attorney Scully reviewed dam files for Taylor River. The State had releases from 1948 - 3' from marsh elevation. The DOT thought it was so drastically far away. There is also a letter addressing the concern from the DOT.

Mr. Boyd did survey work. He noted the lowest point is about 30' above marsh elevation. There is no salt marsh on left side of 95 anymore.

### BOARD

Mr. McMahon asked about 4 units on 21 plus acres. What is the thought process for the entire parcel was asked. Mr. Boyd said there isn't much they can do with it. Mr. Boyd discussed wetlands. He showed a higher piece of land. At this point, they are not proposing to do anything with it. There are 4 acres of upland. There may be interest in it; usable for septic purposes or something like that. It could be useable to the units. They want to reserve rights for Mr. Rallis to do something on that.

Mr. Boyd showed another test pit area. Mr. McMahon asked if we will see the applicant in 6 months. Mr. McMahon does not want a bunch of little bites.

Mr. Olson asked about floor plans. Why are they not being recognized. Mr. Boyd said they could change. These aren't condominium plans per Mr. Boyd.

### PUBLIC BOARD

Mr. Bachand said that he wishes this was presented more clearly throughout the process by the applicant (multi-family vs. condominium). The conditions will have to be edited if the Board wishes to approve. If this is not pursued as a condominium right now, the Board would need to exclude the last sentence in 4, exclude 5, 6, 7, 12, as well as reference to condominium documents. Mr. Bachand would add a condition - if a condo conversion is desired they must return to the Planning Board. Mr. Boyd asked about Condition #16. Mr. Bachand said the Board could take away the reference to floor plans in #16.

The 75-tree reference was asked about. Mr. Bachand did not have the landscape plan that Mr. Boyd showed this evening. He asked if the Board wants 75 trees or are they satisfied with Mr. Boyd plan. Mr. Emerick thinks it is sufficient. The condition should say the landscape plan shall be submitted to Planning Office for review and sign off by the Town Planner.

Mr. Bachand supports the waiver request.

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**July 3, 2019 – 7:00 p.m.**

**MOTION** by Mr. McMahon to approve the waiver request.

**SECOND** by Mr. Olson.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MOTION** by Mr. McMahon to approve the Site Plan along with the amended Planner's Memorandum with a further condition that Mr. Bachand be allowed to further amend that Memo and that he report back to us if he does.

**SECOND** by Ms. Carnaby.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**V. CONSIDERATION OF MINUTES of June 19, 2019**

**MOTION** by Mr. McMahon.

**SECOND** by Mr. Olson.

**VOTE: 6 – 0 – 1 (Lessard)**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

NH Office of Strategic Initiatives correspondence was given for the Board's information.

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**MOVED** by Mr. Loiseau.

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 8:41 p.m.**

Respectfully submitted,

Laurie Olivier, Office Manager/Planning

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

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

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