

HAMPTON PLANNING BOARD

MINUTES

July 19, 2023 – 7:00 p.m.

PRESENT: Ann Carnaby, Chair
Brendan McNamara, Vice Chair
Ward Galanis, Clerk
Sharon Mullen
Keith Lessard
Tracy Emerick
Rusty Bridle, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

I. CALL TO ORDER

Ms. Carnaby commenced the meeting by leading the Pledge of Allegiance and asking the Board to introduce themselves.

II. ATTENDING TO BE HEARD

- **Preliminary Conceptual Consultation – 1 Liberty Lane East/Liberty Lane.**
Mixed use development (approximately 104 acres). Proposed: Approximately 210 market-rate rental apartments in two buildings (one renovated and one new), a clubhouse building, a retail/restaurant building, and other amenities including a dog park and walking/biking paths.

Attorney John Bosen appeared. On behalf of the owners, Joe Geoghegan appeared along with John Stebbins, Jay G. (last name inaudible), and Patrick Crimmins. This project is being proposed in the new overlay district. Hopefully, this project conforms with the Town's new Master Plan. The above describes the project.

Pricing is not available at the moment. The goal is to create affordable housing options. It will have amenities similar to a luxury project.

The plans show a swimming pool, clubhouse, gym, co-working space, lounge and rooftop deck. The goal is to provide much needed housing. Also, a restaurant building is being proposed.

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They received Mr. Bachand's comments. This project does not require variances. It was noted Building #2 is consistent with the Ordinance. Traffic will be discussed. Regional impacts were discussed. Regarding abutters' status on large projects, the RPC said it should be considered with regional impact. The criteria dealing with regional impact was discussed; he does not think this project falls into this category.

They are in the engineering and design phase now.

Attorney Bosen said this location could be considered the prettiest area in Hampton. Much needed quality housing is needed in Hampton and opening the property up for the public was discussed.

Mr. Crimmins, Tighe and Bond appeared. He noted this is on 104 acres. This project will be 17-20 acres of land to be developed. The project was discussed. There are 90 residential units in one building; to the west are 120 new multi-family units. The garage maintenance building will support both buildings. They don't think relief is required. The access is from Liberty Lane. No access through Towle Farm Road. There will be a gate or something for emergency access. They are dealing with the NHDOT. Traffic will be important – there will be a full traffic study.

They did a trip-generation analysis. They noted 170 trips will be generated by the development during the peak hour. Weekday peak-171 total trips with 102 entering.

A dog park is being proposed. There is a small parking area in front of it. This will be pedestrian friendly. It was noted a 6,000 square foot pad is shown for a restaurant with parking spaces.

They will provide two parking spaces per unit. One space will be allotted for each 8 units for guest parking. EV charging stations will be on site. It will be easy to convert additional spaces to EV.

To the west is a 120-unit, multi-family building. Parking is adjacent to it. A wetland delineation was performed. Work in the buffer will go through our Conservation Commission and Planning Board.

Connectivity throughout the site will occur. There is a bridge to the island. Another bridge will be built.

It will require an NHDES permit also.

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The applicants have reached out to the utility companies. They spoke to Unitil. They spoke with Aquarion.

For sewer, they have been working with Jennifer Hale and the DPW team. They are comfortable there is enough capacity. They will be a part of the sewer association.

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Ms. Mullen discussed parking. What do people do during a winter storm was asked. Where will they move cars and get home again so lots can be plowed. Mr. Crimmins said there will be a maintenance team to work with tenants. There will be full-time staff available.

Ms. Mullen asked about balconies shown on the Building 2 entry that appear to be the size of a french door, double door. They are considering a mix of juliet balconies and 4' x 8' balconies.

Ms. Mullen asked about grilling. In the amenity area, is there access to grills was asked. They may have a grilling area near Building 2.

Ms. Mullen asked about common outdoor dining. The amenity area will have a dining area. Building 2 should have a grilling area as well.

Ms. Mullen thought there was going to be additional office space when they met last. In their Master Plan last year, they showed an area for light industrial/offices. The applicants noted that presently there is little demand for office space. They haven't ruled it out for the future.

Mr. Lessard asked about the number of bedrooms in the apartments. They said there will be a mixture 2-bedroom with dens. The den would not have a window. Maybe it could be a guest bedroom. Some are two bedrooms; there are also one-bedroom units and studios. The majority will be two bedrooms and one bedroom. The applicants do not have exact break out amount as of now.

Mr. Lessard asked about the dark exterior building. The applicants wanted the buildings to be complimentary; not the same.

Mr. Emerick asked about loading and unloading. He sees lots of parking, but a lot of the spots are far away. They will take a look at that.

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Ms. Carnaby asked about having/inviting the public for some of the areas; will there be clear indication if there are outdoor grills, i.e. can a local resident bring a steak in their car to go grill. The applicant will open walking paths to the public. Residents need to feel safe. Signage will be necessary. The restaurant is for everybody.

Ms. Carnaby asked about the breakdown of rooms; is there room for children was asked. It is not adults only, although it is not being marketed to families. They found these types of developments are pleasing to couples or single people.

Architectural design standards were discussed by Ms. Carnaby. She hopes they give the project a more residential feel. Top floor relief to flat lines make it look like army barracks.

The building (new) is under 50 feet in height. They can get constructive to make it look nice. Mr. McNamara said if there are couples, children may be there. They are not thinking to install a playground. The applicant said it is good for bike rides or walks or going to the pond to go fishing or kayaking. There are fish in the pond.

Mr. Emerick discussed he thinks they are under in parking spaces. It was noted people may park in resident spots to go for a walk. A dog park in Hampton will have a lot of people. Tenants may suffer.

Ms. Carnaby discussed the size of the dog park. People appreciate areas for small dogs and areas for big dogs and water places. There needs to be a supply of plastic bags. Mr. Lessard said that's a huge amenity cost to maintain. Who is at risk for whose dogs are in there was asked. Who is responsible for the dogs. The park does not look large. It was noted it is about 160'. Treating the area for fleas and fecal matter was also discussed.

Mr. McNamara asked if the dog park is proposed so that the grass does not get hurt. Applicant stated "no". They may want to offer it to the residents. Clarity of the public areas should be shown. Applicants noted they will do research on the dog park.

Mr. Lessard asked if the community will be gated. No. There will be on-site staff, but no dedicated security.

Ms. Mullen discussed the area heading west – the size of the parking lots. What will those spaces be used for was asked. It was noted it will remain for parking.

Mr. Galanis said it seems a bit industrial. He thinks it looks like an office place where people live.

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Mr. Lessard said it looks like an Ivy League campus. It reminds some Board members of Portsmouth.

Mr. Bachand discussed architecture. Pitch roof elements were discussed, consistent with our guidelines. Breaking up the large building into two buildings with a courtyard was discussed. Mr. Bachand discussed workforce housing. He noted that this is an important consideration.

Mr. Bachand asked about the area near Building 1, the existing parking lot – would there be an opportunity for it to be an EV charging lot was asked about. The additional 12' dwelling setback from the Wetlands Conservation District was discussed for them to keep in mind (wetland buffer).

Mr. Emerick asked about traffic at Route 101. The applicant said the DOT will analyze all intersections.

Ms. Carnaby asked if at some point there will be a conversation of what is coming later. It was noted that right now this is a stand-alone project.

Mr. Lessard asked about trash. The applicant noted they are working with multi-housing consultants on this. There could be a valet for trash. Mr. Lessard said to consider victory gardens.

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of July 5, 2023.

MOVED by Mr. Emerick.

SECOND by Lessard.

VOTE: 5 – 0 - 2 (McNamara & Mullen)

MOTION PASSED.

VI. CORRESPONDENCE

Ms. Carnaby discussed that Hampton CHAT aims to have representation from Hampton's Boards and Committees. Mr. Bachand is listed for the Planning Office and Mr. Lessard and Ms. Mullen for the Planning Board. The meeting time is the 3rd Tuesday of each month from 1-3 over Zoom. She asked if this is a good time to attend. Mr. Lessard wishes to continue. After August 31st, Mr. Galanis can do this as well. Ms. Carnaby will confirm that.

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VII. OTHER BUSINESS

- **Anticipated Zoning Ordinance Amendments for 2024**

Mr. Bachand discussed potential zoning ordinance amendments for 2024. He gave the Board a list of suggestions. The proposed Floodplain Management Ordinance (grant project) is one. It is in the works. A public information session will be held in September.

Workforce Housing (grant project with discussions occurring now) was noted. Phases 1 and 2 of the grant are being worked on now. Last fall, Ms. Olivier put together an initial potential amendment which includes definitions. Mr. Bachand thinks we should re-visit this after getting more information. There is nothing overly substantial at this point in time.

Mr. Bachand noted that on July 27th, Jennifer Rowden (RPC) asked if 2 or 3 Board members can attend with Ms. Olivier and himself to discuss public outreach. Anytime between 9 and 3. Mr. Lessard can attend that. Mr. Emerick can do it if it is in the morning.

Mr. Bachand discussed an amendment on tiny homes and detached ADU's. It is a hot topic now. It was noted Hampton does not want to burden neighborhoods. Mr. Bachand said the ADU ordinance was established in 2017; the Board discussed detached ADU's in existing buildings at that time.

Mr. Emerick said tiny homes are trailers; not detached ADU's. It's on a pair of wheels with a hitch. It's a trailer. Mr. McNamara wants to see what Mr. Bachand comes up with.

Ms. Mullen asked about driveways. Our ADU ordinance says they must have a driveway. Maybe the ordinance would just be to allow detached ADU's was noted.

Mr. Bachand discussed the sign ordinance; this will need to be re-visited. Ms. Carnaby asked if it can be made smaller (shortened).

Mr. Bachand discussed ADA parking requirements; this should be addressed as well as non-conforming uses. Other clarifying language items may be added.

The Building Department also asked for a definition of "family" to be added.

It was noted that the Master Plan Implementation Committee (MPIC) action items can be looked at. Mr. Bachand said the MPIC is working on a preliminary prioritization of action items. He discussed the survey for this. It will take time to work through. He wouldn't count on new amendments coming out of this process in 2024. The first meeting (MPIC) was last month. The MPIC will need to get up to speed.

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Mr. Bachand asked the Board to let him know within the next couple of months if there anything else they are interested in having him look at for amendments.

VIII. ADJOURNMENT

MOTION by Mr. McNamara to adjourn.

SECOND by Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:13 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING