

**HAMPTON PLANNING BOARD**

**MINUTES**

**August 2, 2023 – 7:00 p.m.**

**PRESENT:** Ann Carnaby, Chair  
Brendan McNamara, Vice Chair  
Keith Lessard  
Tracy Emerick  
Sharon Mullen  
Ward Galanis, Clerk  
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 asked the Board to introduce themselves.

It was noted that the applicant for 514 High Street wishes to continue to September 6, 2023.

**MOVED** by Mr. Emerick.

**SECOND** by Ms. Mullen.

**VOTE: 6 – 0 – 1 (Lessard)**

**MOTION PASSED.**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARINGS**

**23-026 63 Langdale Drive**

Map: 87 Lot: 26

Applicant: Jeffrey and Amy Waterhouse

Owner of Record: Same

Conditional Use Permit for ADU: Addition of 1,080 square foot, second-story accessory dwelling unit over existing garage & family room

Mr. and Mrs. Waterhouse appeared. They are looking to put an ADU above their existing two-car garage and attached family room.

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Mr. Bachand said it is a straightforward ADU application, although they did receive a variance for the size. It has been reviewed by the DPW. He recommends approval of the application subject to the conditions in his August 2, 2023 Memorandum.

**MOVED** by Mr. Lessard.

**SECOND** by Mr. Emerick.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

It was noted that they have to live in one of the two units. The applicants stated their daughter will live there. They also understand all of the conditions.

**23-027 10 & 14 Sapphire Avenue**

Map: 223 Lot: 66 & 74

Applicant: Nancy Keay, Trustee

Owner of Record: Nancy Walker-Keay, Trustee; Lucille Walker Rev Trust

Wetlands Permit (ATF): Remove rip rap & install originally planned stabilization items.

Installed bank stabilization varied from 2013 approval. Waiver Request-Section V.C. -

Application fees. (Note: this application replaces withdrawn application 23-013).

Mr. Joseph Coronati, Jones & Beach, appeared. The applicants were here in 2013 with the same application. They received approval from the Town and State. The contractor installed riverbank stabilization. They installed rip rap. The DES is pushing for bank stabilization for the living shoreline. They re-permitted this to reinstitute approval. The Conservation Coordinator sent this back to the DES as enforcement. It needed to be rectified. The wetland delineation was so old they needed to get it re-delineated. Most of the site is considered wetlands. There is no buildable area on the lot.

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Mr. McNamara went on the site walk. He asked when the contractors do the actual work, will persons be in Eel Ditch to do the work. He doesn't see it on the Conservation Commission recommendation letter or correspondence to the Town. Mr. Coronati said the contractor would keep the rip rap in place below the high-water mark. The contractor will do work from the bank with the excavator. There will not be equipment in Eel Ditch. Mr. McNamara said the person present at the site walk noted they will have to get in there. Stability of the base was brought up by Mr. McNamara. Could someone sink was asked. The applicant's agent said when it gets to low tide, it's pretty solid. Again, this is not in the Conservation Commission letter.

Mr. Coronati said it is acceptable to put a condition in there saying no impact below the riprap. Mr. McNamara discussed the area. He discussed fixing it below the tide line is fine.

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Mr. Lessard discussed Sheet C2, coir logs. He showed they are going into the high-water mark. Work will be done at low tide. Mr. Lessard asked about the high-water elevation. Mr. Coronati said the excavator will be on land.

Mr. McNamara asked when the tide is low, is it solid underneath. They don't go into muck. Rip rap means a lot. Mr. McNamara asked to have rip rap explained. What is it? Rip rap is referred to as angular stone by a contractor to stop erosion. It's angular. It works great for preventing erosion. It has to be removed. The Conservation Commission wants the lower section of rip rap to stay in place. This river flows fast in two directions.

Mr. Coronati noted the upper edge of the rip rap will be at the high tide line. Stakes will rot away.

The owner lives across the street. Mr. Emerick would donate this land to the Conservation Commission personally.

Mr. Galanis asked if they can make this a condition (no impact below the rip rap). Mr. McNamara wants to know if it is solid. Would someone sink was asked. Mr. McNamara noted he likes the project.

Mr. Bachand said for the additional condition, it could say "no unnecessary impact below the rip rap".

Ms. Carnaby asked if there should be another statement noting some means of rescue if a worker should slip and end up below the place where people should be during work.

Mr. Galanis said it appears rocky. Mr. McNamara said Ms. O'Brien (Conservation Coordinator) noted she will be back there several times. It's unique. He is confident with her ability.

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**MOTION** by Mr. Mc Namara to accept and approve the Wetlands Permit noting no unnecessary impact below the riprap and along with the Conservation Commission's recommendations dated July 27, 2023. (The additional stipulation is that there be no unnecessary impact below the rip rap.)

**SECOND** by Mr. Lessard.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

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**MOTION** by Mr. McNamara to grant the waiver request regarding fees.

**SECOND** by Mr. Galanis.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**IV. CONTINUED PUBLIC HEARINGS**

**23-013 10 & 14 Sapphire Avenue (WITHDRAWN – SEE ABOVE FOR NEW APPLICATION)**

Map: 223 Lot: 66 & 74

Applicant: Nancy Keay, Lucille Walker Rev Trust

Owner of Record: Nancy Walker-Keay, Trustee

Wetlands Permit (After-the-Fact): Remove rip rap & install originally-planned stabilization items. The installed bank stabilization varied from what was approved in 2013.

**23-024 514 High Street (continued from July 5, 2023) NOTE: CONTINUED TO SEPTEMBER 6, 2023 – SEE ABOVE**

Map: 150 Lot: 57

Applicant: Christopher Griffin

Owner of Record: Same

Wetlands Permit: Construct a breezeway, deck and garage addition to the existing structure within the Town of Hampton WCD, NHDES upland tidal buffers and NHDES shoreland buffers.

**V. CONSIDERATION OF MINUTES of July 19, 2023.**

**MOVED** by Mr. Emerick.

**SECOND** by Ms. Mullen.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- **157 High Street** - Request for One-Year Extension of Site Plan Conditional Approval

Mr. Bachand noted the applicant is in the process of meeting their conditions. The approval is set to expire on September 1<sup>st</sup>. He recommends extending this approval for one year until September 1, 2024.

**MOVED** by Ms. Mullen.

**SECOND** by Mr. Galanis.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

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Mr. Emerick brought up the Master Plan Implementation Committee meetings. He noted how the Committee wishes to be on television. He recommends the Planning Board meet once per month. He thinks the Implementation Committee could be meeting on what is (currently) the second meeting of the month of the Planning Board. It would then be televised. We can hear our applications at the first meeting of the month. The Master Plan Implementation Committee was told the Town does not have people to record (televise) their meetings. Ms. Carnaby noted maybe we could find a volunteer to be trained to work the equipment.

Mr. Bachand has been giving this some thought. He noted we should keep Planning Board meetings for the second meeting of the month for now because of upcoming Public Information Sessions, Zoning Ordinance work, etc. We could circle back on this in January.

Mr. McNamara concurs and noted the Master Plan Implementation Committee is still reviewing the surveys and answering questions. Once that work is complete, it will get very exciting and that is when the public will want to watch these meetings. We will re-visit the meeting date/time in January of 2024.

**VIII. ADJOURNMENT**

**MOTION** by Ms. Mullen to adjourn.

**SECOND** by Mr. Emerick.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 7:35 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**