

HAMPTON PLANNING BOARD

DRAFT MINUTES

October 6, 2021 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Fran McMahon, Vice Chair
Alex Loiseau, Acting Clerk
Ann Carnaby
Keith Lessard
Mark Olson, Alternate
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: James Waddell, Selectman Member

I. CALL TO ORDER

Mr. Emerick commenced the meeting by leading the Pledge of Allegiance and introducing the Planning Board members.

It was noted the applicant for 132 Kings Highway requested to be continued to December 1, 2021.

MOVED by Mr. McMahon.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

It was noted the applicant for 61 High Street requested to be continued to November 3, 2021.

MOVED by Mr. McMahon.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

It was noted the applicant for 144 Ashworth Avenue; 6, 8 & 10 Riverview Terrace & 6 Johnson Avenue requested to be continued to October 20, 2021.

MOVED by Mr. McMahon.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

It was noted the applicant for 465, 467 & 469 Ocean Blvd (both applications) requested to be continued to November 3, 2021.

MOVED by Mr. McMahon.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

DRAFT MINUTES

October 6, 2021 – 7:00 p.m.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

21-048 236 Woodland Road

Map: 77 Lot: 7-2

Applicant: Meagan & Evan Rodriguez

Owner of Record: Meagan & Evan Rodriguez

Wetlands Permit: Installation of gravel turn-around (approximately 600 sq.ft) within the 50 foot buffer. Turn around is required by the Fire Dept.

Mr. Evan Rodriguez appeared with Alex Brousseau (sp), the contractor. Mr. Brousseau said the Conservation Commission met with them to discuss the emergency turnaround. They are within the buffer. They received the Conservation Commission letter.

BOARD

PUBLIC

BOARD

Mr. Lessard asked if they are in agreement with the Conservation Commission letter and the applicants stated they are in agreement.

MOTION by Mr. Lessard to approve the wetlands permit along with the conditions contained in the Conservation Commission letter dated October 1, 2021.

SECOND by Mr. Loiseau.

VOTE: 6 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS *(Note: all were continued again)*

21-043 132 Kings Highway (Units 1 & 2) *(continued from September 1, 2021)*

Map: 183 Lot: 30A

Applicant: Gary and Gail MacGuire, Trustees

Owners of Record: MacGuire Family 2020 Revocable Trust (Unit 2) and Eddy and Kathleen (Fleming) Clemente ((Unit 1)

Wetlands Permit: Replace the existing decks on the duplex units with enclosed space. All improvements to occur within the limits of the existing decks and existing developed lawn area.

21-019 61 High Street *(continued from April 7, 2021, May 5, 2021, June 2, 2021, July 7, 2021, and September 1, 2021)*

Map: 161 Lot: 17

Applicant: Shane Pine

Owner of Record: GMC Group Limited Partnership

Site Plan (Amended): Propose to make outdoor patio space (previously approved for Covid-19) permanent.

Waiver Request: Section V.E. Detailed Plans.

HAMPTON PLANNING BOARD

DRAFT MINUTES

October 6, 2021 – 7:00 p.m.

20-060 144 Ashworth Ave; 6, 8 & 10 Riverview Terrace & 6 Johnson Ave

(continued from April 7, 2021, May 19, 2021, July 7, 2021, July 21, 2021 and September 1, 2021)

Map: 293 Lots: 65, 66, 73, 72 & 71

Applicant: Zoo Property Management, LLC & Albert Fleury

Owner of Record: Same

Site Plan: Merging of lots 66 and 73 to expand the existing restaurant (Wally's Pub). New four-season addition to include additional bathrooms, additional dining space & abundance of air flow for patrons.

Note: Waiver Request: Section V.E. Detailed Plans was denied by the Planning Board on April 7, 2021.

21-011 465, 467 & 469 Ocean Blvd *(continued from July 7, 2021, August 4, 2021, September 1, 2021, and September 15, 2021)*

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC (Attn: Rick Smith)

Owners of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469)

Site Plan: To construct residential condominiums with associated parking at 465 & 467 Ocean Boulevard (to be merged) and to re-build parking area on 469 Ocean Blvd.

Waiver Request: Section V.C. Application Fees & IV.D.vi Lighting. (See 21-031 Wetlands Permit)

21-031 465, 467 & 469 Ocean Blvd *(continued from July 7, 2021, August 4, 2021, September 1, 2021, and September 15, 2021)*

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC

Owner of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469).

Wetlands Permit: Replace existing asphalt behind 469 Ocean Blvd with porous pavement. Small portion of work is within the 50' Wetland Conservation District. (See 21-011 Site Plan)

V. CONSIDERATION OF MINUTES

MOVED by Mr. McMahon to accept and approve the September 15, 2021 Minutes.

SECOND by Mr. Loiseau (seconded initially by Keith Lessard-see below)*

VOTE: 4 – 0 – 2 (Olson & Lessard)

MOTION PASSED.

VI. CORRESPONDENCE

- **Letter regarding Rockingham Planning Commission Dues for 2022**

Mr. Bachand said no action is needed tonight regarding the dues. An invoice will follow in the Spring. The dues for the coming year are \$13,107. This is an increase of \$489 from last year. Mr. Bachand noted a few of the many services the RPC does for us. These dues are money well spent. Mr. Emerick said the population went up; the dues did not go up-it is based on population.

HAMPTON PLANNING BOARD

DRAFT MINUTES

October 6, 2021 – 7:00 p.m.

*Mr. Lessard said he was not at the last meeting and should not have voted on Minutes. Mr. Loiseau seconded the Minutes.

VII. OTHER BUSINESS

- **40 Ashworth Avenue – Request for One-Year Extension of Condominium Conversion conditional approval.**

Mr. Bachand said this came before us (The Board) on February 3, 2021. It is for the Mainsail where they converted motel units to condominium form of ownership. They are working on addressing conditions. They may not make the one-year mark. The extension would expire on February 3, 2023.

MOVED by Ms. Carnaby to grant the one-year extension.

SECOND by Mr. McMahan.

VOTE: 6 – 0 – 0

MOTION PASSED.

- **Bonnie Lane (Aquarion) – Request for One-Year Extension of Site Plan conditional approval.**

Mr. Bachand noted the Board heard this on October 7th of last year. Granting the one-year extension would bring the expiration date to October 7, 2022.

MOVED by Ms. Carnaby.

SECOND by Mr. McMahan.

VOTE: 6 – 0 – 0

MOTION PASSED.

- **533, 535 and 537 Ocean Boulevard (Ocean’s Edge Condominium) – Request from applicant for field modification to install concrete curbing instead of granite curbing.**
- **Planning Board Appointment to fill vacated seat (until the March 2022 election).**

Mr. Bachand noted we talked about this at the last meeting. Steve Chase and Brendan McNamara expressed their interest in filling the seat vacated by Tocky’s resignation. The Planning Office reached out to all Alternates. Nobody else responded with interest. Mr. Bachand said they are both great choices. Mr. Emerick said to put their names in a hat and draw. Ms. Carnaby drew Brendan McNamara’s name.

MOTION by Mr. Loiseau to call Mr. McNamara and ask him to serve until March of next year.

SECOND by Mr. McMahan.

VOTE: 6 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

DRAFT MINUTES

October 6, 2021 – 7:00 p.m.

Mr. Bachand discussed the Master Plan Community Forum that was held last Wednesday. We had close to 100 people attend. The Consultants did a great job. He thanked everyone who came out to attend. The questionnaire is on the Master Plan website, which can be accessed from the front page of the Town's website – Hampton.nh.gov. It will take you to the Master Plan. At the October 20th Planning Board meeting, it will be discussed in more detail. Mr. Emerick said it was very well done. Ms. Carnaby said it was good that they took information from the existing conditions document. Each table had a sign for that category. Many questions were provided. There is a lot of information to tabulate. People stayed and discussed questions. Ms. Carnaby was pleasantly surprised.

Mr. McMahon said he thought there would be usual suspects in attendance, but many people did show up. This allowed everyone to have input. Ms. Carnaby said the boxes were a good idea. They seemed quite full. The library survey is also being discussed.

Ms. Carnaby noted the Fall Festival is this Sunday at Tuck Field—put on by the Historical Society. It is Sunday, from 11-4 with a rain date of Monday. Live entertainment will be provided. The Vikings will be there.

VIII. ADJOURNMENT

MOTION by Mr. McMahon to adjourn.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:14 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