

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

PRESENT: Fran McMahon, Chair
Mark Loopley, Vice Chair
Tracy Emerick
Rick Griffin, Selectman Member
Keith Lessard
Mark Olson
Brendan McNamara, Clerk
Jamie Steffen, Town Planner

ABSENT:

I. CALL TO ORDER

Chairman McMahon began the meeting at 7:00 p.m. by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. ATTENDING TO BE HEARD

- Tom Viviano – Seacoast United Soccer Club facility proposal – 311 Winnacunnet Road

Mr. Viviano appeared. He is the son of Robert Viviano who was on the Planning Board for many years. It was noted by Mr. McMahon that this is a preliminary consultation. Paul Willis, from Seacoast United, appeared as well. He discussed the plans. He showed a plan of the existing site and facility which is 39,000 square feet. He noted that they have since added 32,000 square feet of building. They acquired additional land and now have approximately 11 ½ acres. He noted that in 1997, the indoor soccer facility was opened.

Mr. Willis explained that they would like to further develop the site by adding a recreational facility for basketball. They have not done wetlands mapping yet, but they have a area that is flagged as wetlands, but he thinks it may be an old gravel pit. He further explained that some assumptions have been made on the plans. The basketball facility would be placed next to the soccer facility. It would be a 52,000 square foot facility. There will be additional parking. They also would like put in a health and fitness facility in the existing building. A couple of medical groups have also approached them about putting a medical facility on the site. The current parking lot is paved but there is a section of overflow parking that is not. They aren't sure if they need a variance for additional parking spaces.

Mr. Willis indicated that they met with Mr. Steffen a couple of years ago about a possible expansion and then Tom Viviano recently met with Mr. Steffen to discuss the basketball facility. He noted that they discussed a possible one-way traffic flow for the site with a road out to Hardart's Way. He is seeking advice from the Planning Board on how they should get the project going. A warehouse was discussed as well.

Mr. Viviano stated his partner on the project (Peter) and he came about this project because their kids play basketball. There are no facilities in the Seacoast area or Southern Maine

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

or Northeastern Massachusetts that would cater to basketball like this project would. He envisions six (6) courts running parallel to each other. They would be 8 feet of space on each end and 10 feet of space between the courts for people to move around. Another part of the building would contain the locker rooms, concession stands, a parties/events room, school functions room, etc. A room would be set up for kids to do homework as well. The roof would go up 38 feet at its highest point with a low point of 28 feet. He is looking for advice on the project from the Planning Board. Mr. Viviano said the use would run seasonally with less going on in the summer months, maybe a camp here or there. There would be a league like Seacoast United has with soccer, and with monthly tournaments.

Traffic studies would need to be done. Mr. Willis stated that their outdoor facility in Epping has turned out very nice. He eventually would like the outside of this facility to look nicer with new landscaping, etc.

BOARD

Mr. McMahon asked if the basketball facility would be the first project to move forward. Mr. Willis stated basketball and health and fitness would probably go first with basketball courts being the priority.

Mr. Griffin asked about health and fitness. Mr. Willis stated it would be constructed so that parents could come and work out, and with all sports, there is a push for strength and conditioning. Mr. Griffin asked if there's enough parking if tournaments were going on, etc. It was explained that during the summer parking isn't a problem, but in the winter, it could get more crowded. Mr. Griffin stated he thinks their plans are a good idea and he heard from residents of town.

Mr. Willis stated parking hasn't been a problem because parents come in and drop off and then leave. He stated a traffic study has been done yet, but they know they need to have one.

Mr. Viviano feels that 180 to 200 parking spots would probably be needed. The amount of land around the facility they feel will be sufficient. It was noted, however, parking could be a problem before Phases 4 or 5 occur. Mr. McMahon stated the medical office could take spaces away. Overflow parking was discussed. Mr. Loopley also noted snow storage and wetland issues, etc. Mr. McNamara asked if a practice like sports medicine or a physical therapy could possibly go in there, related to athletics.

Mr. Emerick discussed wetlands and the potential limitations. Wetlands impact mitigation was discussed. Pervious pavement and drainage were discussed. Mr. Griffin asked about connecting into Town facilities. The Planning Board cannot give that approval. Mr. Lessard stated there may be concerns on noise, lighting, and traffic impacts. The hours of operation should be further examined. Mr. Lessard asked about the need for bleachers. It was noted that the bleachers are 10' x 8' and are portable. Mr. Lessard thinks that if get all the ducks are in a row, it could be a great idea. The utility locations will need to be addressed. Mr. McMahon asked why they weren't utilizing smaller courts. Mr. Viviano stated that the littler kids they go to half courts.

Mr. McMahon asked what the relationship would be with the Town and the new facility. Mr. Viviano stated they want to be a benefit to the HYA. He indicated that the schools are

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

always scrambling for courts/space for games. The Hampton Attack programs need space as well. He believes the Recreation Department will find this to be a benefit as well. Having a tutor on site eventually is also in the plans. Mr. Griffin stated he thinks the public would like this especially if they incorporate programs for the older people. It was noted that the Board has generally positive feedback on the proposal.

At this time, Mr. McMahon noted that the applicants for 275 Ocean Boulevard have asked for a continuance of their application to January 18, 2012 meeting.

MOTION by Mr. Lessard to continue the matter to its January 18, 2012 meeting.

SECOND Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

- **Dick Desrosiers – Chairman, Hampton Energy Committee – Hampton Energy Roadmap**

Mr. Desrosiers appeared. He asked about how informed people are about the Energy Committee. He noted that there are six members of the Energy Committee. They have an opening for an additional person. He noted members who are involved. He indicated that the Committee would like the recently completed Energy Road Map to be included in the Town's Master Plan. Economic development was discussed. He reviewed the handout given to the Planning Board members. Energy conservation was discussed and he noted that it is his/their primary goal. He discussed the library project and energy savings opportunities for other Town buildings. The library needs to have the boilers and chiller replaced, and the lighting re-designed. He noted that this work has commenced. A \$9,200 rebate has been received from Unitil and he noted that there is a no-interest loan available from Unitil, to be paid back over 10 years and can be charged to the library's utility bill. The net cost to the Town is a negative \$1,500/month. A warrant article is going to the voters in March. The savings to date is around 90 percent. He asked for permission to work with Mr. Steffen to put the road map and action plan into the Master Plan for energy savings to the Town.

Mr. Emerick noted the Board previously discussed adopting an energy chapter. Mr. Lessard asked if the buildings will need to be LEED certified. Mr. Desrosiers responded that if we adopt this it would be like Portsmouth and some other towns. Mr. Desrosiers further stated about 1 ½ years ago, he invited engineers in to do LEED certifications. The Fire Chief in Hampton had asked what is required and what a building would look like if it's LEED certified. He noted that the Chief took a lot of that away and hopefully the warrant will pass this year.

Mr. Emerick asked if this would pertain only to Town buildings. Mr. Desrosiers responded "yes". It would be applicable to all Town-owned buildings. Mr. Emerick stated he would like this for municipal properties and facilities. Mr. Loopey noted there is not a sustainability chapter in the plan. Also, a recycling plan is not discussed in the document. Mr. Desrosiers stated they will in the future discuss drafting a sustainability plan. Mr. McMahon stated we don't have existing wording on energy conservation in our regulations. He sees the

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

Planning Board playing more of an advisory role. Mr. Steffen stated we can develop codes and regulations to encourage energy savings. Mr. Emerick does not want citizens to ever be told what they have to do with their homes. Mr. Desrosiers has been looking at encouraging more solar panel use. Solar energy for homeowners and pumping stations was discussed.

Mr. Desrosiers noted that he would like to work with Mr. Steffen and the Recycling Committee to develop an energy chapter.

Mr. Lessard and the Board agreed with Mr. Desrosiers about working with Mr. Steffen on the Energy Chapter. The Board also briefly discussed going forward with other energy saving projects.

III. 2012 PROPOSED ZONING ORDINANCE AMENDMENT - PUBLIC HEARING

- Add a new Article titled Transportation Corridor Overlay District with associated zoning requirements as ARTICLE XIX and to renumber the Articles that follow accordingly.

Mr. Emerick stated he thinks the wording listed in Section 19.2, Item 5, “uses that are not permitted are prohibited” should be omitted. If this was left in it would prohibit someone in the future who may have a good idea from not being able to do it without a change to the ordinance.

Mr. Arthur Moody appeared. He stated it should be Amendment #6. Mr. Steffen explained they are all zoning amendments either proposed by the Planning Board or the Board of Selectmen. Mr. Steffen went to the zoning map and showed where the overlay district is located. It basically goes through the center of Hampton, and encompasses the rail corridor. It is the width of the railroad from the North Hampton Town line to the Hampton Falls town line. Mr. Moody asked if this is a pre-emptive strike and Mr. Steffen responded it came up when the corridor communities met this past summer to discuss the abandonment process. He noted that Town Manager Welch suggested it at that time to the group and then later to Mr. Steffen.

Mr. Steffen explained that it would restrict the corridor to certain transportation and utility uses. Mr. Moody asked if the other towns were also doing this. Mr. Moody stated he thinks that for this to work other towns would also have to be doing this now. Mr. McMahon stated it is to preserve the right of way. The State has the right of first refusal if the land was offered for sale. The next governmental level (community or county) would be the next option, and then it could go on the market. If the Town doesn't acquire it, it makes it difficult to protect it for any uses the Town may need it for in the future.

Mr. Moody stated he would like the wording changed under Section 19.2. He would like to see words “of by whom same is currently owned” replaced with the word “ownership” and comma inserted after the word “ownership”.

MOVED by Mr. McNamara to change the wording as noted by Mr. Moody and to omit number 5 of Section 19.3 that reads “Uses that are not permitted are prohibited”.

SECOND by Mr. Emerick.

VOTE: 7 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

Mr. Olson stated he discussed previously with Mr. Steffen why number 5 was put in. Mr. Steffen noted that it was suggested by the Town Attorney. Mr. Loopley reminded the Board of permitted and prohibited lingo discrepancy with the gaming issue.

MOVED by Mr. McNamara to place the proposed amendment on the ballot, as amended.

SECOND by Mr. Loopley.

VOTE: 7 – 0 – 0

MOTION PASSED.

IV. NEW PUBLIC HEARINGS

69 & 73 Dearborn Avenue

Maps: 127 Lots: 81 & 84

Applicants: Adam & Sarah Edgar and H. Alfred Casassa, Executor, Estate of Cecelia M. French

Owners of Record: Same

Lot Line Adjustment

Mr. Edgar of 73 Dearborn Avenue appeared. He and his wife purchased the property two years ago. He explained that part of their driveway encroaches on the neighbors. Before Ms. French passed away, he and his wife discussed purchasing this small strip of land rectify the encroachment.

BOARD

MOTION by Mr. Lessard to approve the lot line adjustment.

SECOND by Mr. Emerick and to include the conditions contained in the Town Planner's Memorandum dated December 28, 2011.

VOTE: 7 – 0 – 0

MOTON PASSED.

IV. CONTINUED PUBLIC HEARINGS

275 Ocean Boulevard (continued from December 7, 2011)

Map: 282 Lot: 87-1

Applicant: McKeon Family Realty Trust

Owner of Record: Same

Site Plan Review: Construct retail plaza for stores and restaurants

Waiver Request: Section V.E. - Detailed Plan of the Site Plan Review Regulations

(CONTINUED TO JANUARY 18, 2012 PER ABOVE MOTION)

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

V. CONSIDERATION OF MINUTES of December 21, 2011

MOTION by Mr. Lessard to approve the December 21, 2011 Minutes.

SECOND by Mr. Emerick.

VOTE: 6 – 0 – 1 (Mr. Olson abstained) MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

Mr. Lessard asked about gravel parking lots – pervious versus impervious. Mr. Steffen stated Rayann Dionne has done some research on it. Mr. Steffen has some suggested wording but wanted to address it at a workshop session. Mr. Steffen stated under the Shoreland Protection Act regulations gravel is considered an impervious surface unless it is designed to infiltrate water. Mr. Steffen handed out possible wording that could be used in the Site Plan Regulations for parking lot designs and read it aloud for the public. Mr. McMahon asked about the maintenance requirement. Mr. Lessard asked about re-grading and dust control. Mr. Loopley asked if gravel parking lots are now considered permanent ones. He noted that the temporary ones that come back year after year and are gravel. Will that section be changed? Mr. Steffen stated it pertains to all parking lots. He explained that that Board can waive that to reduce run-off that can't be properly handled, but the concern is we are seeing gravel parking lots that aren't pervious.

Mr. Lessard stated we have a temporary parking ordinance, and there are separate regulations for temporary parking lots. It was noted that residents don't always have the money to do improvements to the temporary parking lots. Mr. McMahon stated handling storm water is a concern. There should be some road construction standard, or a study of some kind that our Town engineers agree on that shows the runoff can be handled.

Runoff was further discussed. Mr. Griffin noted the State is considering plowing the area and sidewalks all the way to High Street. Mr. Emerick stated we need some definition of what is going to happen. Mr. Lessard suggested not allowing permanent parking lots to be gravel. It was noted that they would then exceed the 85 percent impervious limit. Mr. Olson noted it would mean then that they just can't have as many spots. Mr. Olson further stated 85 percent is generous and lenient. Mr. Emerick stated there should be criteria of a "temporary" parking lot and what criteria would be needed if it is to become a "permanent" parking lot.

Mr. Olson asked why we have the "temporary parking lot" language. Mr. McNamara read the criteria.

Mr. McNamara believes we are thorough for temporary parking lots but lenient for permanent ones. Mr. Lessard believes pavement is an impervious surface. Gravel can become impervious over time. Handicap parking spaces and need to pave those was discussed. Mr. Olson stated we are dealing with this now because of the McKeon application and whether to treat it as a permanent parking lot. More discussed ensued about gravel versus paved.

HAMPTON PLANNING BOARD

MINUTES

January 4, 2012 – 7:00 p.m.

Mr. Steffen stated this is just a starting point. Temporary parking lots were further discussed and possibly a time limit for them in the future. Mr. Lessard stated any parking lots that we have in Town are of a non-pervious surface if they are to be considered a permanent parking lot. It may be waived to reduce runoff per Mr. Steffen. It was noted that gravel and/or crushed stone are in the State's language. There was discussion regarding what is required for review of permanent parking lots, such as drainage beds and a storm water management study. The Board also discussed what would be needed for temporary parking lots when they request an extension. The Board indicated that it needed to work on new language. The Board discussed concerns about stormwater management on-site and how to provide for proper absorption of water for permanent parking spaces.

Mr. Emerick stated the wording needs to be worked on. Mr. Steffen noted that any changes the Board proposed to the regulations would need a public hearing by the Board. The Board then discussed the definition of "paved" under the regulations. The Board left the subject saying it needs more information and definition before they can take any further action on it.

VIII. ADJOURNMENT

MOTION by Mr. Loopley to adjourn.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:34 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