

**HAMPTON PLANNING BOARD**

**MINUTES**

**June 20, 2012 – 7:00 p.m.**

**PRESENT:** Fran McMahon, Chair  
Mark Olson, Vice Chair  
Tracy Emerick  
Keith Lessard  
Anthony Cioffi, Alternate  
Jamie Steffen, Town Planner

**ABSENT:** Rick Griffin, Selectman  
Mark Loopley  
Brendan McNamara

**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.

\*Mr. Emerick noted the continuance request of 52 Tide Mill Road.

**12-024 52 Tide Mill Road**

Map: 231 Lots: 6-1  
Applicants: Brian & Lisa Arakelian  
Owners of Record: Same  
Special Permit: Plantings in buffer.

**MOTION** by Mr. Emerick to continue the matter to the Planning Board's December 5, 2012 meeting.

**SECOND** by Mr. Olson.

**VOTE: 4 – 0 – 0 (Mr. Lessard tardy)**

**MOTION PASSED.**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARINGS**

**12-027 311 Winnacunnet Road**

Map: 206 Lot: 44-2  
Applicant: Seacoast United Soccer Club (through)  
Owners of Record: Paul Willis & Ian Burgess  
Site Plan Review: 36,000 SF basketball facility with parking and fitness center conversion within existing soccer facility building.

Mr. Lessard appeared.

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Christian Smith, Engineer with Beals Associates appeared along with Steve Pernaw, traffic engineer (Traffic Study), and Lindsey O'Reilly, wetlands specialist with Gove Environmental. Tom Viviano and Peter Maher, principals for the basketball facility were in the audience. Ian Burgess of Seacoast United Soccer Club (owner) was also present. Mr. Smith went through the Plan Review Committee input. He discussed the proposed connection to Hardart's Way and stated it has now been eliminated. He noted that they addressed the comments from the Conservation Commission that the Conservation Coordinator raised at the PRC meeting.

He noted that there will be five basketball courts. Field E in the existing soccer facility will be converted to a fitness center. They plan to connect to the existing water main. Sewage disposal and drainage were discussed. Parking will remain the same. Grade changes and the proposed underground infiltration were discussed and revised per the Board's engineer. He noted a bio retention pond is now proposed due to wetland features.

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Mr. McMahon asked if the existing building footprint is changing. Mr. Smith responded that it will not change.

Mr. Pernaw appeared. He explained the traffic analysis performed. The facility will be utilized on weekdays for practices, and competitions on the weekends. He indicated that October through February is the busiest months. Camps and clinics will take place over the summer. He explained that they always look at the peak month conditions when doing a traffic study. The intersections at Winnacunnet Rd. and Hardart's Way were analyzed. Nine thousand (9,000) cars per day passed by the facility during a count by NHDOT in August of 2010 which is considered a peak month. He noted that over 90% of the traffic that exits the site turns left from the driveway. He further noted that it is a unique use from a traffic perspective and the ITE trip generation manual. He indicated that they needed to get further information from the applicant about the use and scheduling of the facility to determine trip generation. He noted for a typical activity there on a weekday during the peak hour there will be 152 trips in plus out. On a typical Saturday there will be 219 trips. He also noted that for tournaments it would go up to around 300 trips. He noted that frequently after games or tournaments there is mass exodus from the site, which can take from a quarter to a half an hour disperse. He discussed the impacts to the Winnacunnet Road / Landing Road intersection. He stated it needs to be re-designed. Based upon their projected traffic numbers for the weekday and Saturday opening times it will function below capacity but 2023 – 10 year horizon it will be at over capacity and will need improvement, especially the left turn onto Landing Road.

He further discussed site conditions, exiting traffic and varying speed limits along Winnacunnet Road. He discussed the problems with foliage and vegetation in the right of way affecting line of sight.

Mr. McMahon discussed CMA Engineers memorandum which was provided to the Planning Office that afternoon. Mr. McMahon stated that the issues don't need to be discussed now but are for the Board's consideration.

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Mr. Emerick asked about the traffic counts. Mr. Pernaw stated that the figure is the total coming from travel in both directions. Mr. Smith stated it's during peak hours. Mr. Emerick stated that he believes the facilities need to coordinate with each so as not to have tournaments at the same time. Mr. Emerick noted that he has viewed a similar facility in Plaistow, NH. The owner of that place indicated that weekends can be a problem with traffic. Mr. Smith responded that police will probably need to be hired for busy weekends. Mr. McMahon asked about parking. The applicant stated that the facility has more parking than what is needed. Mr. Smith discussed the parking requirements and noted that 93 spaces are required. The facility has 162. He explained that the number of bleachers and staff were taken into consideration in coming up with the number of proposed spaces. Mr. McMahon asked why there is additional parking. Mr. Smith stated that they are contemplating future expansion. Wetland delineation was discussed. Mr. Lessard asked to view the display plan with the parking calculations as the plan that he had did not show those numbers. Mr. Smith responded that the display plan had not been provided to the Board yet. He stated when CMA Engineers comments are completed he will provide a revised plan with all this information on it.

Mr. Lessard asked about occupancy during events. Mr. Viviano stated that during tournaments probably all the courts will be used. He discussed bleacher arrangement so that there is room for people to sit down.

Mr. Ciolfi discussed the site driveway / Winnacunnet Road intersection. He noted that the intersection is critical to the success of the development. He feels that Hampton kids should be able to cross Winnacunnet Road safely and asked if there is a way to make it easier for kids to cross – not just considering a cross-walk. There was discussion about a mid-block crosswalk or some way to allow people to cross Winnacunnet Road safely from the existing sidewalk. Mr. Smith responded that they will take a look at that as they go through CMA's comments on the traffic study. Mr. Emerick commented on the vegetation issues affecting line of sight and that it should just be removed from the right-of-way. Mr. McMahon also mentioned that snow banks could also make it difficult for line of sight. Mr. Olson asked if the current driveway is sufficient to handle the increased traffic. Mr. Olson agrees with Mr. Ciolfi that it should be made easier for children and a sidewalk could help in that regard. Three approach lanes versus two were discussed. The right turn lane is under-utilized. Mr. Pernaw thinks that the existing approach is as good as it gets. Traffic signal control was discussed, but it does not meet the criteria for signalization. He explained that is why he recommends for certain events that they utilize a police officer for traffic control. He also mentioned moving the 30 mph sign on down Winnacunnet Rd. further to the east past the entrance which could serve to slow vehicles down as they pass by the facility. Mr. McMahon asked about the management of the site traffic and the driveway. He has observed many times cars parked all the way up the east side of the driveway. He feels it is a safety hazard. He recognizes that it was not proposed at the time of the original approval of the facility or how they wish to operate the site but he asked Mr. Smith if it could be dealt with. Mr. Smith stated that will hopefully be alleviated with the additional parking. He noted placing "No Parking" signs along there could help. It was asked if people were parking there because

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there is not adequate parking or is it because it is an easy way to exit the site. Mr. Smith stated he has not seen the parking lot ever full.

Mr. Smith asked Lindsey O'Reilly to speak to the Board about the wetlands impacts. It was stated that a special permit is required for the project which will be heard at the July 18<sup>th</sup> meeting. Mr. McMahon stated they need to go to the Conservation Commission first and there is a site walk scheduled for June 23<sup>rd</sup>. The regular meeting will be on June 26<sup>th</sup>. Ms. O'Reilly stated that she did the wetland delineation this past spring. She noted that, overall; the site has a history of disturbance. She discussed the three "pocket" wetlands that will be impacted. She stated that there has been excavation down to the water table. The larger wetland continues down to the south. She stated there is excellent drainage on site. The soils are gravelly sands with loam on top which are good for drainage. She asked if the Board wanted to hear more about the seasonal high water table. Mr. McMahon responded that it should be discussed with the Conservation Commission first. Mr. Steffen stated that the special permit portion will be heard by the Planning Board at their July 18<sup>th</sup> meeting. It was noted that the State Dredge and Fill application will be filed with the State and will have comments from Conservation Commission on that as well.

### PUBLIC

Tom Welch, of 18 Penniman Lane, expressed concerns with drainage and wetlands impacts. He explained that the property now drains across his property. He has seven acres which abut the property. He explained that adding a building and parking area will increase the storm water run-off. It can be 2 to 3 feet deep on his land and he's already taking water from the landfill being capped. He also stated he would hate to lose his forested area. He also mentioned a concern about an easement for the sewer. He stated he has no problem with the facility, but he wants to make sure the run-off does not impact his property. Mr. McMahon stated the developer has to handle all of their run-off on-site. Mr. Welch stated that they are looking to fill the area which will change the flow of the water. He is concerned that he is only 22' above sea level. He also stated he would like to have the parking area gated so that people aren't there at 2:00 or 3:00 a.m.

Kelly Britton stated that she is excited about the project. She is a parent not an abutter. She explained that they have to go to Derry and Plaistow now for tournaments, and it would be nice for kids to have a place nearby to go to play basketball.

Paul Souther (?) of 189 High Street appeared. He stated that this is a family-oriented business that the Town should be happy to support. It will bring a lot to the community and spin-off business for other businesses in Hampton.

Sue Granahan of 301 Winnacunnet Road stated her only concern is traffic safety. She stated that having a place for kids to play is a good thing, but the traffic is a concern.

Bonnie Searle of 16 Penniman Lane appeared. She stated she is not sure why she received an abutter's notice. Mr. Steffen agreed that she is not an abutter. She asked how the list is arrived at. Mr. Steffen stated that property owners within 200 feet were notified which is more than what is required. Mr. McMahon stated we try to err on the side of caution on

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abutters' notices. She asked what the hours of operation would be. It was answered 8:00 am to 10:00 p.m. For soccer it is 7:30 a.m. to 11:00 p.m. Ms. Searle is worried about parking lot noise - car doors slamming and cars spinning around in the parking lots after hours. She stated she would like to see the parking enclosed to keep the noise down. She asked about lighting. There will be safety / security lighting. There will be four (4) double-mounted pole lights. The foot candles were discussed. Three single folds on the building and where they would illuminate were discussed. Ms. Searle also asked about the wetland areas. She asked about mosquito control. She also asked about wetlands mitigation and where the existing water will be pushed to. It was responded that there will be an underground infiltration system put in place. Mr. McMahan answered that the wetland issues will be discussed with the Conservation Commission and the Planning Office will receive the Conservation Commission comments for the next Planning Board meeting on July 18<sup>th</sup>. A site walk with them is scheduled for June 23<sup>rd</sup> and the regular meeting on June 26<sup>th</sup>. Ms. Searle stated the property abuts residential property.

Amy Waterhouse approached. She stated she is the parent of two children and a guidance counselor at Winnacunnet High School. She stated that the facility would be a welcome and wonderful addition for kids in town. She further stated there is no recreation center offered in Hampton right now. She said the benefits are too lengthy to explain. She stated that club and competitive sports are great for the children.

Mr. Arthur Moody approached. He stated that he lives in the RA zone. He noted that only three of six town employees and Board's engineer appeared at the Plan Review Committee for this project. He stated that the hours of operation should be put on site plan as a note as a protection of residential abutters. He is concerned about all of the activity associated with site - the parking lot; the amount of teams and visitors, and as much as 300 more people there at a time. He asked if standing room only during tournaments. He sees parking on both sides of the entrance. He wonders if there is enough parking. He discussed the large facility signs at the entrance that are in violation of Residence A zoning. He is worried about noise as well – for the nearby residences. He also discussed outdoor lighting and stated he thought the Planning Board had a policy requiring downward facing lamps not forward facing as he heard. He asked if the revisions of PRC were made. Mr. Steffen replied yes, but noted that the drainage is still being reviewed by CMA Engineers. Mr. Moody discussed commercial developments in Hampton and noted the only reason this area is zoned Industrial is because of the old landfill. He asked if this project falls under the zoning designation for health/athletic club and he assumes it is a club for recreational purposes as per the zoning regulation. He asked for a name of the basketball club. Mr. Emerick replied he didn't think that was relevant. Mr. Moody then replied that is how it is categorized in the ordinance. He then mentioned restaurant use and asked about the selling of food. It was replied that there will be a small food stand, but no alcohol will be served.

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Mr. Lessard asked about signage. Mr. Smith stated he has not been approached about new signs. Mr. Viviano replied he hadn't thought much about the need for a new sign, but he

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will discuss that with Seacoast United. The current sign is not illuminated. Mr. McMahon stated he isn't sure that the existing sign is in compliance. Security lighting along the rear wall of the new building was discussed. The emergency exit doors were shown and explained. Mr. Lessard would like that to be shown on the drawings. Mr. Lessard would like to see an exit in the upper left corner. No security lighting will be put across the rear of the building. Mr. Lessard asked about building mechanicals and air conditioning noise. Mr. Viviano replied that the general contractor will finalize everything. The air conditioning unit will be located near the offices in the 5,000 square foot section. The gas heat will come from the ceiling and there will fans to exchange the air. He indicated that the noise should be minimal.

Mr. Smith discussed trash disposal and collection. He indicated that there will not be a lot of refuse generated and they will utilize the existing dumpster. Most kids have refillable water bottles. Paper plates and bottles of soda are purchased at the concession stand. Mr. McMahon stated it is privately contracted refuse disposal.

Mr. Lessard asked about sound barriers. Mr. Smith hasn't contemplated the need for those. Vegetation was discussed along with grading and the proposed swales. Mr. Smith explained without an excavator it would be difficult to get to that area and that would impact the wetlands. Additional landscape plantings could take place and Mr. Smith stated that he will take a look at it.

Mr. Lessard asked about utilizing Hardardt's Way. A municipally owned strip was discussed along with the right of way. Mr. Smith replied that due to the municipally owned strip between their property and Hardardt's Way significant title research, land surveying and deed research would have to take place. They felt that would be too time-consuming to pursue at this time. Plus, he indicated that they did not get positive feedback from the Town in support of utilizing Hardardt's Way.

Mr. McMahon discussed the impact on the intersection of Landing and Winnacunnet Roads. He asked if the Town has to do anything on that. It was responded that the Town has gone out with a request for proposals to do a conceptual design for improvement of the intersection but nothing further at this time. Mr. McMahon replied that the intersection functions poorly – the sight lines are awful and it can't handle the traffic volumes. He feels that the Town should fix it – it is a municipal project. Mr. Lessard asked about a crosswalk or walkway from the handicapped parking spaces in front of the existing facility. Mr. Smith stated they can look at relocating those handicap spaces so that they have safer access to the building.

Mr. Olson discussed the wetlands impacts - 6,600 SF of impacts. He asked if there had been discussion with the Conservation Commission about mitigation – will it be a 1 for 1 or a 2 for 1. The proposed 4-bay detention basin was discussed in regards to whether that would satisfy the mitigation. Mr. Smith replied that will be a component of it. He also indicated that the owner may grant a conservation easement over the "finger" of wetlands that heads down toward the transfer station which is about three acres. That abuts some conservation land, he believes. Mr. Olson knows a lot of gravel has been removed from that site but again reiterated his comments regarding working with the Conservation Commission on mitigation

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measures. Ms. O'Reilly mentioned it in the Special Permit application and she spoke with Rayann Dionne about it as well in preparation for their meeting with the commission.

**MOTION** to continue the site plan application to the July 18, 2012 meeting.

**SECOND** by Mr. Lessard.

**VOTE: 5 – 0 - 0**

**MOTION PASSED.**

**IV. CONTINUED PUBLIC HEARINGS**

**12-024 52 Tide Mill Road**

Map: 231 Lots: 6-1

Applicants: Brian & Lisa Arakelian

Owners of Record: Same

Special Permit: Plantings in buffer.

**\*See above.**

**V. CONSIDERATION OF MINUTES of June 6, 2012.**

**MOTION** by Mr. Emerick to postpone approval of Minutes to the July 18, 2012 meeting.

**SECOND** by Mr. Olson.

**VOTE: 5 – 0 - 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

Mr. Steffen stated he got our Community Planning Grant application completed in time. He noted the assistance he received from Mr. Ciolfi on completing some of the content and others with letters of support, such as the Conservation Commission, Hampton Area Chamber of Commerce, Experience Hampton, the Historical Society and Rockingham Planning Commission. He further noted the quick turnaround time on the awarding of the grant, which is a 2 year grant. So he thought by early July we should if we got the grant. Mr. Lessard asked about why the Selectmen needed to be a part of going forward with it, and asked how the grant works. Mr. Steffen explained that the money is utilized to hire consultant to work with the Town to perform a corridor analysis on Route 1 and the rail corridor in the downtown area and then develop new zoning and land use regulations to make out Downtown more livable and walkable. The goal is to improve the pedestrian connection. He explained that if a multi-use trail is put in place, it will help businesses in the downtown area. The Seacoast Greenway trail effort was discussed and trying to get the trail developed and established. Mr. Steffen further explained that the first year of the grant will be to do the study; the second year would be development of new regulations for the corridor / downtown. He said, ultimately any changes will be the Planning Board's decision. Mr. McMahan thinks it's a great opportunity for the Town.

Mr. Steffen mentioned that the Vision subcommittee is meeting with Charlotte "Peppa" Ring and other Hampton school officials to talk about the school's vision for the next 20 years.

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It was noted that the Hampton School board voted recently not to build a new school at the Batchelder property but instead renovate Hampton Academy facility.

Mr. Steffen also mentioned that the CIP update process is being handled differently this year. The Board of Selectmen have requested that the department heads submit their requests to the Town Manager and then to the Selectmen for a first look at it. It'll go through our regular CIP process after that. Mr. Emerick asked about the CIP process. We should extend an invitation to the Town Manager and Selectmen.

Mr. Olson asked about the PRC meeting that was recently held. He noted that he and Mr. Lessard both observed that only 3 of the 6 department heads attended the last meeting. Mr. Olson stated he has concerns about the effectiveness of the process if only half show up for the meetings. He asked Mr. Steffen if he knows why people do not attend. Mr. Olson said there is a lack of respect. Mr. Lessard thought the Town wanted it. Mr. Steffen stated people sometimes have other commitments. Mr. Olson responded that if a department head cannot make it then it is their responsibility to have the second in command person there. He feels it is not acceptable to the applicant and to the Planning Board to not have a full committee present. Mr. Steffen responded that it is still a new process and the kinks need to be worked out. Mr. McMahon stated if this is let go, it will never be changed. Mr. Emerick asked Mr. Steffen to bring the problem up at the Tuesday staff meeting. Mr. Steffen agreed. Mr. Lessard stated we can go back to the old way.

Mr. Ciolfi then brought up the Highway Safety Committee's input in the process now with the new procedure. He explained that they used to be included in department reviews. Mr. Ciolfi stated he is struggling to find a use and purpose for the committee. Mr. Lessard agrees and asked why as well. Mr. Ciolfi responded that it's not an department and that could be the problem. Mr. Steffen asked the Board about when to include them in the process. Mr. Steffen stated we don't always require a traffic review or study. He stated he is also struggling with how to utilize the committee. It is a Selectmen's committee. Mr. Ciolfi believes any resident should be able to express their concerns to the Highway Safety Committee. Mr. Emerick stated that the Planning Board does not have any conclusion because it is a Selectmen's committee.

**VIII. ADJOURNMENT**

**MOTION** by Mr. Emerick to adjourn.

**SECOND** by Mr. Olson.

**VOTE: 5 -0 - 0**

**MOTION PASSED.**

**MEETING ADJOURNED:** 9:00 p.m.

Respectfully submitted,  
Laurie Olivier, Administrative Assistant