



Minutes

NORTH HAMPTON PLANNING BOARD Site Walk: 12 January, 2004

Case #04-03 – Map/Lot #022-014-001; 223 Post Road

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

Attendance

Present: Judy Day, Don Gould, Shep Kroner, Phil Wilson, Chair.

Absent: Joseph Arena, Jenifer Landman (ex officio), Ron Todd, Vice Chair; Richard Place, Alternate; Beth Church, Alternate; Laurel Pohl, Alternate; Krystina Arrain, Recording Secretary/Planning & Zoning Administrator.

In attendance: Jill Robinson, Circuit Rider.

Mr. Wilson called the meeting to order at 12:05 PM. He noted that a quorum was present.

Mr. Wilson reviewed the purpose of the site walk – to examine drainage issues raised by an abutter at the 6 January meeting, to examine the wetlands delineation discussed at the 6 January meeting, and to consider any other issues that might be illuminated by observation of the property.

Mr. Bernie Pelech, Esq., of the law firm of Wholey & Pelech, was present to represent the applicant. Mr. Pelech distributed copies of the proposed subdivision plan.

Mr. Wilson noted that Mr. Chris Ganotis, -- the abutter who had raised questions about drainage from the property, under Post Road, and on to his property on the West side of Post Road -- was present and therefore that the Board should first examine the site of the drainage matter. The Board observed the slope of the property towards Post Road, the culvert under the road, and the evidence of ponding and run-off on to the Ganotis property.

Mr. Ganotis suggested that the apparent problem might be solved by redirecting run-off from the existing home and driveway toward I-95 and into a swale on the westerly side of the lot that drains into a town-owned fire pond. Mr. Ganotis also stated that the approved plan for the existing site had included a pervious driveway, not the impervious one that was built. In his opinion, run-off from the driveway contributes to the drainage problem.

The Board then followed Mr. Pelech to examine wetlands delineation flags and the building envelope on the proposed new lot. The Board observed that potential drainage problems from construction on the proposed lot might be prevented by directing water from impervious surfaces toward the swale on the westerly edge of the lot and thus into the town's fire pond.

The Board observed wetlands delineation flags, but questioned whether a sound wetlands survey could be conducted under current weather conditions.

Mr. Frank McWilliams, 229 Post Road, an abutter who is preparing to submit an application to subdivide his property was present and asked the Board to examine a wetlands crossing that would be required to build a driveway on the proposed new lot to use the curb-cut for the lot on Post Road. He stated that the total impact on wetlands would be approximately 600 square feet. The Board agreed to his request and proceeded to the point on Post Road where the curb cut would be made. The Board observed the wetland crossing that would be required for the driveway.

Mr. McWilliams stated that he had considered proposing a shared driveway, using the curb cut for his existing residence. He stated that he would prefer the separate driveway design because of privacy concerns and the desire to protect the value of his property.

At 12:41 PM Mr. Kroner moved to adjourn, and Mr. Gould seconded the motion.

The motion carried without objection.

Respectfully submitted,

Phil Wilson
Chair