



Minutes

NORTH HAMPTON PLANNING BOARD Site Walk: 21 April 2004

**Case #04-016 – Map/Lot #020-008/009/011; 223 Lafayette Road
Case #04-15 – Map/Lot #007-059-000; 51 Lafayette Road**

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

Attendance

Present: Shep Kroner, Vice Chair; Craig Salomon, Ron Todd, Phil Wilson, Chair.

Absent: Joseph Arena, Judy Day, Jon Rineman (ex officio), Beth Church, Alternate; Laurel Pohl, Alternate; Krystina Arrain, Recording Secretary.

In attendance: Jill Robinson, Circuit Rider; Jeff Clifford, Town Engineer pro tem.

Mr. Wilson called the meeting to order at 4:08 PM. He noted that a quorum was present.

The applicant, P.D. Associates, was represented by Elmer Pease, Bernie Pelech, Esq., John Chagnon, and Mark West.

Mr. West led the walk around the entire site and noted salient features of the proposed development.

During the Site Walk, the following issues were raised:

1. The proposed detention pond requires the creation of a berm on the easterly side of the pond. Construction of the berm would require the removal of several mature trees. The Board asked that alternative designs be considered in order to preserve as many trees as possible.
2. Mr. Todd asked whether a plan that would meet the Town's requirements for septic handling had been prepared. The proposed plan calls for individual septic systems, and the Board had requested the alternative plan at the previous meeting.
3. Mr. Wilson asked whether the "modules" that would be used to construct the dwellings proposed for the site had permanent frames, as required to meet the definition of "manufactured housing." Mr. Pease said that they do have permanent frames and meet the Town and state's definitions.

The meeting was recessed by Mr. Wilson at 5:38 PM to be reconvened at 51 Lafayette Road.

Mr. Wilson reconvened the meeting at 51 Lafayette Road at 5:50 PM.

Joe Arena joined the meeting.

The applicant Al Courchene was represented by Attorney Michael Ricker and also in attendance were John Chagnon and David Courchene.

Harley Seaton, abutter, joined the Site Walk.

The Board observed the drainage situation from both Mr. Courchene's property and Mr. Seaton's. The applicant indicated that the proposed plan had been changed to include two handicapped-accessible restrooms on the northerly side of the "gazebo" that is to be enclosed in the plan.

The Board asked the applicant to consider and propose reasonable solutions to the problem of water running off Mr. Courchene's parking area and on to Mr. Seaton's property.

The Board also observed the dumpster and grease holding facilities.

At 6:10 PM Dr. Arena moved to adjourn, and Mr. Todd seconded the motion.

The motion carried unanimously.

Respectfully submitted,

Phil Wilson
Chair