



## **Minutes**

### **NORTH HAMPTON PLANNING BOARD Site Walk: 12 October 2004**

**Case #04- 30 – Map/Lot #004—030-000; 38B South Road**

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

### **Attendance**

**Present:** Beth Church, Alternate, Seated for Judy Day; Shep Kroner, Vice Chair; Jon Rineman, Selectmen's Representative; Craig Salomon, Ron Todd, Phil Wilson, Chair.

**Absent:** Joseph Arena, Judy Day, Laurel Pohl, Alternate; Krystina Arrain, Recording Secretary.

**In attendance:** Jill Robinson, Circuit Rider; Ed Kelley, Town Engineer.

Abutters: Barry McParland, Stan Bednarz, and Michelle Anderson, who joined the meeting at the end.

Mr. Wilson called the meeting to order at 1:07 PM. He noted that a quorum was present and seated Ms. Church for Ms. Day.

The applicant, PS Marston Associates, was represented by Paul Marston, Paul Marston, Jr.; and John Chagnon, Ambit Engineering.

Mr. Wilson summarized the interests of the Planning board in view of the discussion at the 5 October meeting:

- Lighting
- Noise
- Drainage
- Landscaping

Paul Marston, Jr. stated that shields had been fabricated and added to pole lights in an effort to reduce glare from the fixtures when viewed from abutters' properties.

Mr. McParland said that he had noticed a difference from the perspective of his property, and noted that one fixture still seemed to present a problem from glare.

Mr. Todd asked the Applicant about the disputed lot corner over which a portion of the driveway into the site passed. Mr. Marston, Sr. stated that the dispute had been resolved and explained the situation.

The Applicant led the walk around the perimeter of the site.

Applicant pointed out various features of the existing landscaping, including areas where plantings had died and areas where both planted and natural vegetation had grown up to provide screening of light, noise and vision.

Mr. McParland led the Board to his property and pointed out that few plants from the prior landscaping had survived.

Mr. Bednarz pointed out that much of the screening that had been planted at his lot line had died and that he had planted at least two replacement trees.

Along the perimeter, various points were noted at which abutters were using portions of Applicant's property – e.g., for dumping brush.

It was noted and Mr. Chagnon confirmed that monuments at many points along the lot line were not readily found or had disappeared.

After the perimeter had been walked, Applicant pointed out where the proposed addition would be constructed and where additional asphalt would be laid. The question of the effect of the proposed development on drainage was raised and discussed. There were no apparent signs of a ponding or pooling problem, and Mr. Wilson reminded the Board that the Building Inspector was to be consulted about any complaints that had been made about drainage on the site.

Mr. Marston, Sr. said that soil where the abutter had indicated ponding was gravel down several feet below the surface and that therefore ponding was not a problem. He also said that he had no knowledge of any complaints about drainage on the site.

Ms. Anderson joined the meeting. In her comments (like those of other abutters) she emphasized concerns about noise – from the repair and maintenance operations in the shop, from tractor engines as well as engines on refrigerated trailers, and from telephones ringing. Other abutters confirmed that the sound of the telephones was audible from their properties, although a call from a cell phone to the facility did not result in an audible signal that a telephone was ringing.

Ms. Anderson also questioned Mr. Marston about the “burn-off” of propane from transport trailers that were undergoing repairs or maintenance on the site. Mr. Marston explained the process and confirmed that propane vapor in the tanks had to be burned off prior to work on the tanks.

An impact wrench was heard from the shop. Mr. Wilson asked about such noise. Abutters said this was not uncommon, especially in summer months when all doors to the service bays were open on both sides of the building.

Mr. Marston indicated that in the cooler months the shop doors were not left open on both sides, but that in the hotter months, they often were.

**At 2:20 PM Ms. Church moved to adjourn, and Mr. Todd seconded the motion.**

**The motion carried unanimously.**

Respectfully submitted,

Phil Wilson, Chair