



Minutes

NORTH HAMPTON PLANNING BOARD Regular Meeting October 3, 2005

Page 1 of 4

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription. An audio recording of the meeting is available in the Town Office. In the event that a question arises about verbatim comments, it can be answered by listening to the recording.

Present: (1) Phil Wilson, Chairman; (2) Shep Kroner, Vice-Chair; (3) Jon Rineman, Selectman Representative; (4) Judy Day; (5) Craig Salomon; (6) Joseph Arena

Absent: (1) Laurel Pohl, Ron Todd (Alternate)

Alternates Present: (1) Richard Goeselt

In Attendance: Jill Robinson, Circuit Rider/RPC

Mr. Wilson convened the meeting at 6:35 PM

Noting Ms. Pohl's absence, Mr. Wilson seated Mr. Goeselt.

I. Old Business

No Old Business was on the agenda.

II. New Business

Case #05:17 – Map/Lot #017-092-000: 195 Lafayette Road, (I-B/R Zone District) AMD Subaru P.O. Box 1627, North Hampton, NH 03862. Change of use from Home Sales to Dealership Vehicle Display Area.

The applicant requested that the Board postpone hearing the case till the Board's next meeting.

Mr. Wilson asked for unanimous consent to postpone the review of the application till the November 7 meeting of the Board. Without exception, the motion carried.

Case #05:16 -- Map/Lot #007-053/056-000: 33-49 Lafayette Road, W/S North Hampton Properties, LLC [a.k.a. Lafayette Crossing Mall for Site Plan Review.

Representing the Applicant:

Mr. Edward Vidra, W.S North Hampton Properties, LLC

Mr. Will Haskell, Gorrill-Palmer Consulting Engineers, Inc.

Mr. Tim Poole, Carrell, Poole, and Yost

Mr. Wilson noted that the first question for the board to consider was the question of jurisdiction. Because the application had been posted only as an application for Site Plan Review, but required Subdivision Review and because the subdivision of proposed Parcel D would require a variance for the 10' feet landscape buffer, Mr. Wilson said that it would not be possible to accept jurisdiction at this meeting. He asked the applicant to request in writing an extension of the

deadline for accepting jurisdiction till November 8, the day following the Board's next regularly scheduled meeting. Mr. Vidra provided a handwritten request.

Mr. Salomon moved, and Mr. Kroner seconded the motion, to waive fees to notify abutters of the corrected subject matter of the case.

The motion carried unanimously (7-0).

Mr. Vidra presented the plan for the site and focused discussion on internal traffic and pedestrian circulation.

Mr. Haskell reviewed the Gorrill-Palmer response to Mr. Kelly's 29 September 2005 memorandum, which expressed concerns about traffic circulation.

Various options were proposed and discussed by the Board and the applicant. Because no simple, obvious solution appeared, the Board concluded that a site walk with expert advisors would be helpful.

Mr. Salomon moved, and Mr. Rineman seconded the motion, to schedule a site walk at 1:00PM, Monday, 17 October and to request the presence of the applicant, Police Chief Brian Page and a traffic engineer from the Town's consulting engineering firm KNA.

The motion carried unanimously (7-0).

As there were no members of the public present, Mr. Wilson did not formally open and close public hearings on the following items.

Mr. Wilson suggested that the Board next deal with the requested waiver of the requirement for parking spaces. The proposed plan includes a deficit of 36 spaces, which the Board had previously indicated would be a design preferable to further encroaching on the greenspace on the site, particularly in view of the fact that there are over 1,000 parking spaces on the site.

Mr. Arena moved, and Mr. Rineman seconded the motion, to waive the requirement for the 36 additional spaces derived from a strict application of the Site Plan Review Regulations.

The vote was six (6) in favor, none (0) opposed, with one (1) abstention (Mr. Kroner).

The motion carried.

Mr. Wilson suggested that the Board next consider the applicant's submission of materials to meet Section IX.F.2 of the Site Plan Review Regulations, which deals with submission requirements for architectural plans. Having considered the materials presented and having discussed concerns about the lighted awnings, internally lighted sign, the curved roof line for the entrance to the restaurant, and the large plate-glass windows, the board concluded to accept the materials as meeting the submission requirements, while noting that accepting the materials was not the same as approving the plans as presented.

Mr. Kroner moved, and Mr. Rineman seconded the motion, to accept the materials presented as sufficient to comply with Section IX.F.2 "Submission Requirements" for the purpose of accepting jurisdiction for proposed Parcel D only.

The vote was six (6) in favor, none (0) opposed, and two (2) abstentions (Ms. Day and Mr. Salomon).

The motion carried.

Ms. Robinson noted that the applicant needs to address the question of planting salt-tolerant species as part of the landscaping plan, propose a landscaping bond that meets the site plan requirements, and show that interior landscaping requirements are met for the proposed parking areas.

The applicant pointed out that calculations had been provided for the interior landscaping requirement and that requirements had been met.

Mr. Wilson noted that it was almost 9:00PM, when the board had agreed that the meeting should close.

Mr. Salomon moved, and Mr. Arena seconded the motion, at the applicant's request, to postpone consideration of the question of accepting jurisdiction for the application to the 7 November meeting of the Board.

The motion carried unanimously.

III. Other Business

At the start of the meeting, Mr. Wilson asked the Board to address two items under "Other Business," both relating to the Greystone Village application that the Board had conditionally approved.

The first item pertained to amended language in the open space/conservation easement for the site. Mr. Wilson noted that, by adding language that made the applicant responsible for fees related to monitoring the easement, the easement was more favorable to the Town.

Mr. Arena questioned whether the Town should be accepting the burden of easements for wetland areas because they are protected in any case.

Mr. Wilson noted that that was the case today, but that the situation might change in the future.

Ms. Day moved, and Mr. Salomon seconded the motion, to accept the revised language.

The vote was six (6) in favor, none (0) opposed, and one (1) abstention (Mr. Arena).

The motion carried.

The second item pertained to the proposed Letter of Credit for the first phase of the Greystone Village project.

Mr. Wilson noted that the document had been reviewed and approved by the Town's attorney, Mr. Ryan. He pointed out the language that met the "self-calling" requirement of the site plan regulations. He added that Mr. Schwotzer had found that "North" in "North Hampton" had been omitted in the penultimate line of the first paragraph. The applicant (Mr. Huminick) agreed to make the emendation.

Mr. Wilson noted that no action need be taken on the Letter of Credit because whether to accept it was a matter for the Board of Selectmen to decide.

Prior to the close of the meeting, Ms. Day opened a discussion of code enforcement. She asked whether any report had been received from the Code Enforcement Officer about the complaints tenants of the Park in the Pines had voiced during public hearings on the application to expand the Park.

Mr. Wilson recounted a verbal report he had received from Mr. Mabey.

The sense of the Board was that a written report should be provided to document actions taken as a result of the tenants' complaints.

Mr. Wilson said that he would request a written report from Mr. Mabey.

The Board discussed the process of code enforcement and expressed the opinion that a better, more routine and documented process would benefit the Town.

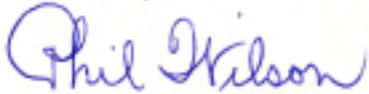
IV. Adjournment

Mr. Kroner moved and Ms. Day seconded the motion to adjourn.

The vote was unanimous (7-0).

The meeting adjourned at 9:24PM.

Respectfully Submitted,



Phil Wilson, Chair