



MEETING MINUTES

NORTH HAMPTON PLANNING BOARD

Special Session

Monday, December 18, 2006

Mary Herbert Conference Room

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

Members present: Phil Wilson, Chairman; Shep Kroner, Vice Chairman, Laurel Pohl, Joseph Arena and Henry Marsh, Selectman's Representative.

Absent: Vince Vettraino and Craig Salomon.

Others present: Jill Robinson, Circuit Rider/RPC and Wendy Chase, Recording Secretary.

Alternates present: None

Mr. Wilson called the meeting to order at 6:00pm.

06:34 – 29 Winnicut Road Development, 255 North Road #135, Chelmsford, MA 01824. Subdivision application. Applicant Christos Demogenes proposes a two-lot subdivision. Property location: 29 Winnicut Road, North Hampton, NH, zoning district R-3,

M/L 022-024-000. The applicant requests the following waiver:

- (1). Section VIII.B.20 – Stormwater drainage control plan.

Present for this application:

Steve Oles, Ames MSC

Christos Demogenes, Owner

Mr. Wilson gave a brief history on the subject property:

- The Planning Board approved a five-lot subdivision on the property, June 5, 2006.
- The North Hampton Forever Subcommittee of the Conservation Commission has been in negotiations with Mr. Demogenes about acquiring the property on the backside of the approved lot five.
- The NHF Committee and Mr. Demogenes have reached an agreement and have signed a purchase and sales agreement that has been recommended by North Hampton Forever to the Conservation Commission that has held a public hearing where it was approved by them.
- The Board of Selectmen will meet at 7:00pm tonight to act on the land acquisition, if the Planning Board approves the subdivision application presented at this meeting.

Mr. Wilson explained that since the land is designated for conservation land that a storm water drainage control plan would be superfluous.

Mr. Wilson opened the public hearing on the waiver request at 6:05pm.

Lisa Harnois, 17 Winnicut Road, questioned why the applicant requested a waiver from the stormwater drainage control plan requirement.

Mr. Wilson explained that a stormwater drainage control plan is a requirement under the subdivision regulations because when developing land and adding impervious surfaces to the land, it changes the way run off water flows and part of the purpose to the subdivision regulations is not to increase the amount of water that flows off of one property on to another. Mr. Wilson further explained that a stormwater drainage control plan was done for the five lots that were subdivided on Winnicut Road, and the subject back land will not have any impervious surface added to it.

Mr. Wilson closed the public hearing at 6:08pm.

Dr. Arena moved and Mr. Kroner seconded the motion to grant the waiver, VIII. B. 20 – Stormwater drainage control plan.

The vote was unanimous in favor of the motion (5-0).

Mr. Oles explained that the applicant proposes a conservation subdivision on the current lot five, creating a new lot of 51.74 acres. The proposed lot has more than adequate frontage will be on Buckskin Lane so the proposed subdivision does not require a variance.

Dr. Arena moved and Mr. Marsh seconded the motion to take jurisdiction of the subdivision application.

The vote was unanimous in favor of the motion (5-0).

Mr. Wilson opened the public hearing at 6:13pm to consider the application.

Mr. Wilson closed the public hearing at 6:14pm without public comment.

Mr. Kroner moved and Ms. Pohl seconded the motion to approve the two-lot subdivision, case #06:34.

The vote was unanimous in favor of the motion (5-0).

Mr. Marsh moved and Ms. Pohl seconded the motion to adjourn at 6:20pm.

The vote was unanimous in favor of the motion (5-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary