



MEETING MINUTES
NORTH HAMPTON PLANNING BOARD
Thursday, August 7, 2008
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; Barbara Kohl, Tom McManus and Craig Salomon, Selectmen's Representative.

Members Absent: Laurel Pohl, Dr. Joseph Arena and Shep Kroner.

Others present: David West, RPC Circuit Rider and Wendy Chase, Recording Secretary.

Alternates present: None

Mr. Wilson convened the meeting at 7:07pm and noted for the record that the agenda was properly posted and that there was a quorum.

I. Old Business

08:09 – Lumber Liquidators, 5 Lafayette Road, North Hampton. Applicant, Jim Costello proposes to erect an awning sign (received a variance to allow an awning sign, 1/23/1998) on the existing building. Property owner: Aubuchon Realty Inc., 96 Aubuchon Drive, Westminister, MA 01473. Property location: 5 Lafayette Road, M/L 003-079, zoning district, I-B/R. The Applicant requests the following waiver: Site Plan Review Regulation X.F.3.b.10 – color. This case is continued from the July 3, 2008 meeting.

In attendance for this application:

John Weldon, Manager Lumber Liquidators
Jim Costello, Manager Lumber Liquidators

Mr. Weldon explained to the board that Lumber Liquidators' business is doing well in North Hampton but customers are still having difficulty finding them even with the pylon sign they have on Route 1.

Mr. Wilson opined that it was the sense of the board that if the applicant were to use the proposed shade of yellow for the awning then they would need to request a waiver to that regulation but if they decided to use the color black for the awning with yellow lettering then a waiver request would not be necessary.

Mr. Weldon explained that the sign company informed him that the black awning would be made of fabric and would fade after a couple of years of being out in the elements and

the yellow would be made of vinyl that they would be able to power wash to keep it clean and looking nice. He further stated that they would prefer to keep the awning but were willing to take it down completely if they would be allowed to hang an 8-feet by 8-feet box sign with the bright yellow background and black lettering. He said their main objective is to advertise their business while maintaining a nice appearance in the community.

Mr. Weldon distributed copies of a picture of a proposed internally lit wall sign that they would be willing to replace the awning with. Mr. Wilson explained that the internally lit sign would need to meet the “dark sky” standards under the Site Plan Review Regulations.

Mr. Salomon questioned whether or not the applicant would agree to make the awning smaller? Mr. Weldon said that they would be willing to do that.

Ms. Kohl said that it would mitigate the problem by using a smaller awning and increasing the size of the black lettering.

Mr. Wilson opened the public hearing at 7:35pm.

John Savastano commented that he liked the idea of a smaller awning with the franchise colors and agreed it was a good compromise.

Mr. Wilson closed the public hearing at 7:36pm.

The board voted on the waiver request.

Mr. McManus moved and Mr. Salomon seconded the motion to grant the waiver request to Section X.F.3.b.10 of the Site Plan Review Regulations with the following conditions: (1) The length of the awning not to exceed the outer margins of the glass windows on the front of the building and (2) The lettering and logo area not to exceed 30 square-feet.

The vote was unanimous in favor of the motion (4-0).

The board discussed whether or not there was enough information to accept jurisdiction of the application.

Mr. Salomon moved and Ms. Kohl seconded the motion to accept jurisdiction of the Conditional Use Sign Application.

The vote was unanimous in favor of the motion (4-0).

Mr. McManus moved and Ms. Kohl seconded the motion to approve the Conditional Use Sign Application with the following conditions: (1) The length of the awning shall not exceed the outer margins of the glass windows on the front of the building, (2) The area within the perimeter of the black lettering and logo shall

not exceed 30 square-feet and (3) The north side awning shall be removed or replaced to match the front awning.

Mr. Wilson opened the public hearing at 7:42pm.

Mr. Wilson closed the public hearing at 7:43pm without comment.

The vote was unanimous in favor of the motion (4-0).

II. New Business

The board members discussed the vacancy for Town representative to the Rockingham Planning Commission. Ms. Chase informed the board that there was only one applicant and the deadline to apply was at 2:00pm today. Mr. Wilson was the only applicant. Ms. Kohl volunteered but did not apply in time.

Ms. Kohl moved and Mr. McManus seconded the motion to nominate Phil Wilson to the Select Board to fill the vacancy as Town Representative to the Rockingham Planning Commission.

Mr. McManus commented that Mr. Wilson would do a fine job especially with his background and dedication to the issues in Town and being brought forth to the County would be a large benefit to this community.

The vote was unanimous in favor of the motion (4-0).

Mr. Salomon moved and Mr. McManus seconded the motion to nominate Barbara Kohl to the Select Board as Alternate Town Representative to the Rockingham Planning Commission.

Mr. Wilson stated that it would be important to have an alternate especially if Mr. Kroner and Mr. Wilson were unable to attend a meeting.

The vote was unanimous in favor of the motion (4-0).

Ms. Chase was directed to send a memo to the Select Board regarding these nominations.

A discussion ensued regarding Stanley and Nina Knowles lot line adjustment approved by the board in March of 2006.

The Knowles have applied for a variance to the Zoning Board and it was discovered in the Planning Board Minutes of March 6, 2006 that Mr. Salomon commented that the lots in question were non-conforming and the minutes reflect that Mr. Knowles answered that he had received a variance from the Zoning Board regarding that issue. There is no record of a variance granted to Mr. Knowles and he himself informed Ms. Chase that he did not seek or receive a variance. There may be a mistake within the minutes. The board discussed retrieving a copy of the recording from Mr. Skowronski, since he had

purchased a copy of the March 6, 2006 meeting recording. Ms. Chase was advised to contact him and ask to borrow the copy and to table the discussion to the August 19, 2008 Work Session meeting.

III. Other Business

Mr. Wilson informed the board that the Conservation Commission was awarded a grant by the Estuaries Program to gather and provide information to the Town about the importance of wetlands setbacks, wetlands buffers and ground water protection and the effects of failure to protect the town's aquifers by not taking appropriate steps to maintain buffers and making sure stormwater drainage plans for site plans are properly constructed. He further explained that one of the steps the Conservation Commission is taking in this program is to publish a newspaper with articles on the importance of wetlands buffers and shoreland protection. The Conservation Commission is requesting a member of the planning board to take part in editing material to make it as effective as possible. Mr. Wilson explained that the planning board would need to appoint someone from the board and he said that he would be willing to do it.

Mr. Salomon remarked that the best members to participate would be Mr. Kroner, Mr. Wilson or Dr. Arena. The board agreed.

Mr. Salomon moved and Ms. Kohl seconded the motion to authorize Chairman Wilson to make an appointment from the planning board's membership to the Conservation Commission subcommittee's Estuaries grant project in his discretion as well as appointing himself.

The vote was unanimous in favor of the motion (4-0).

Mr. Wilson informed the board that Ms. Kohl, Mr. McManus and himself have a meeting scheduled on Tuesday, August 12, 2008 at 3:00 with Cliff Sinnott of the Rockingham Planning Commission, Senator Martha Fuller Clark and State Representative Judy Day to discuss the workforce housing law that recently went into effect.

Mr. West will be looking into specific zoning districts for wetlands and have that information for Mr. Wilson next week.

Mr. Salomon moved and Mr. McManus seconded the motion to adjourn the meeting at 8:19pm.

The vote was unanimous in favor of the motion (4-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Minutes approved September 16, 2008