



**Meeting Minutes**  
**North Hampton Planning Board Work Session**  
**Thursday, April 15, 2010**  
**Mary Herbert Conference Room**

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

**Members present:** Shep Kroner, Vice Chair; Laurel Pohl, Barbara Kohl, Tom McManus, and Jon Rineman, Selectmen's Representative.

**Members absent:** Phil Wilson and Dr. Arena

**Alternates present:** None

**Others present:** Brian Groth, RPC Circuit Rider, and Wendy Chase, Recording Secretary

Mr. Kroner convened the Meeting at 7:00pm.

## Minutes

**March 4, 2010 Minutes** – Ms. Pohl wished to clarify Dr. Arena's comments made at the March 4, 2010 meeting. During the discussion of the proposed warrant article for the Capital Improvement Plan Committee, Dr. Arena said that it was a chronic complaint of Ms. Pohl's in getting information from the Department Heads. Ms. Pohl said that the Department Heads always submitted their capital information to the CIP Committee; she said it was the information from the Town Administrator that she had difficulty getting, including the MS-5 and balances of the Capital Improvement funds.

**Mr. McManus moved and Ms. Kohl seconded the motion to approve the March 4, 2010 Meeting Minutes.**

**The vote passed in favor of the motion (3 in favor, 0 opposed and 2 abstentions). Ms. Pohl and Mr. Rineman abstained.**

**March 16, 2010 Minutes** – Mr. McManus moved and Ms. Pohl seconded the motion to table the March 16, 2010 Meeting Minutes to the next Work Session.  
**The vote was unanimous in favor of the motion (5-0).**

## Other Business

**Greystone Village conceptual plan discussion**

**Present:** Mr. John Chagnon, Ambit Engineering, Joseph Roy, owner of J & S Greystone Village LLC, and Sean Roy.

Mr. Kroner cautioned the Board members against making any strong opinions about the project at this time, because it is just a discussion on a conceptual plan; not a public hearing.

Ms. Kohl disclosed that she is a friend of a Realtor from Bentley by the Sea Realty. Mr. Roy is using an agent from Bentley by the Sea Realty; it was determined that it was not Ms. Kohl's friend.

Mr. McManus asked for a brief history on the Greystone project.

Mr. Roy explained that the Greystone Village project was approved in 2005 and has been ongoing since then. Mr. Roy bought the development's mortgage from the bank and foreclosed on the property. He said he took over the operations of the property 8 months ago and took over ownership 2 months ago. He said that there are 9 occupied homes and 2 unoccupied model homes in phase I.

Mr. Kroner asked Mr. Roy if it was his intention to reapply to the Planning Board, or to amend the approved site plan.

Mr. Chagnon said that they would like to apply for an amendment to the site plan. Mr. Groth said that as long as the changes are not so substantial that they would warrant a totally new site plan than an application to amend the existing approval would suffice.

Mr. Chagnon submitted an application and titled it "concept". He said that the purpose of the meeting was to gain "feedback" from the Board as to which direction to take so that they know how to formally apply to the Board on the revised proposal.

Mr. Chagnon explained the proposed changes to the original approved site plan.

- The original plan showed 4 rows with 68 lots and the new plan shows 3 rows with 62 lots.
- Turn the original detention pond into house lots shown as #21 and #22 on the proposed plan
- The proposed plan reduces the wetland impact from 26,232 sq. ft. to 11,542 sq. ft.
- The Applicant would like to further discuss the second access road. Mr. Roy said it has advantages because it would connect his two communities (Maple Leaf Park and Greystone Village).
- Propose to implement swales in the backyards that would drain into a new drainage facility; the only structures would be the culverts under the road.
- The site specific approval from the State expires in November 2010; they will submit a revised NH DOT application. Mr. Chagnon explained that they do not need a new application because they are not increasing the pervious area, they will be decreasing it significantly.
- They will need to reapply for the Wetland Bureau permit and State subdivision approval for onsite septic.

Ms. Pohl questioned if the new proposed swales in the backyards of the lots would affect the septic systems. Mr. Chagnon said that as long as the swales are kept at least 35-feet away from the septic systems, as required, it would be okay. He said that the soil is good and they don't anticipate any problems from percolation or the water table.

Mr. Kroner explained that the Board granted a waiver to allow individual septic systems on each lot and to allow only "clean solution" septic systems, and that no substitute system can be installed without prior Planning Board approval.

Mr. Chagnon said that they may want to discuss with the Board the possibility of using an alternative septic system.

Mr. Kroner said that the original approval required installing an alarm system including automatic dial-up capability service of each system. Mr. Chagnon said that another requirement is that a surety be posted for the repair or replacement of a minimum of five septic systems.

Mr. Chagnon discussed the conservation easements. He asked what the proper protocol would be to trade the designated conservation areas with other areas of land for conservation. He said that it would be a 4 to 1 area swap.

Mr. Kroner said that Mr. Roy should meet with the Conservation Commission first to discuss the conservation easements.

Mr. Chagnon said that he had an attorney look it over and it was the attorney's opinion that it could be done.

Mr. Chagnon said that they would like to eliminate the sidewalks and Cape Cod berms in the development.

Mr. McManus asked if the residents of Greystone Village were agreeable to the proposed changes. Mr. Roy said that he met with the residents and they are agreeable for the changes and thankful of the work he has done so far in the development. He said that he has put together a new lease and all but one of the tenants has already signed it.

Ms. Kline, a resident of Greystone, was in the audience and submitted a letter to the Board. Mr. Kroner suggested taking it up at a public hearing if Mr. Roy applies for a site plan revision.

Mr. Roy was informed that the deadline for the May 6, 2010 meeting had gone by for application submittals; the next meeting would be June 3, 2010. Mr. Kroner suggested Mr. Chagnon meet with the Application Review Committee (ARC) prior to the June meeting. Mr. Chagnon said that he would contact Mr. Kroner to schedule that.

Ms. Pohl asked if all of the tenants' problems were taken care of. Mr. Roy said that he is in litigation over "back rent" with three of the tenants. He said that the issues have been taken care of to the tenant's satisfaction.

Mr. Roy said that he has had a lot of consumer interest.

Mr. Groth commented that the proposed plan shows a better site design than the original plan.

Mr. Kroner commented that Mr. Mabey may be attending the May Work Session and he has a suggestion that may work on making progress with "junk yards" in town without going through litigation. He said that the Board can discuss it at the May meeting.

A motion was made and seconded to adjourn at 7:57pm with all in favor of the motion. (5-0).

Respectfully submitted,

Wendy V. Chase  
Recording Secretary

**Approved 5/20/2010**