



Meeting Minutes
North Hampton Planning Board
Tuesday, March 5, 2013 at 6:30pm
Town Hall, 231 Atlantic Avenue

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

Members present: Shep Kroner, Chair; Laurel Pohl, Vice Chair, Joseph Arena, Barbara Kohl, Mike Hornsby, and Phil Wilson, Select Board Representative.

Members absent: Tim Harned

Alternates present: Nancy Monaghan

Others present: Jennifer Rowden, RPC Circuit Rider, and Wendy Chase, Recording Secretary

Mr. Kroner convened the meeting at 6:35 p.m. and noted for the record that there was a quorum.

Mr. Kroner seated Ms. Monaghan for Mr. Harned.

I. Old Business

1. There was no "Old Business" before the Board.

II. New Business

- 1. Case #13:03 – Applicant: Gary Stevens, 69 Lafayette Road, North Hampton, NH.** The Applicant proposes a minor lot line adjustment between lots 4-21-2 and 4-21 for the purpose of increasing the lot size of 4-21 by 1,763 square feet to meet the lot size requirement of 100,000 square feet (Article IV, Section 406.4.1) for a duplex. Property owners: E. Dean and Cora A. Stevens Trustees, E. Dean and Cora A. Stevens Trust, 273 Atlantic Ave., North Hampton, NH; Property location: Post Road; M/L 004-021 and 004-021-002; Zoning district: R-1.

In attendance for this application:

Gary Stevens, Applicant

Mr. Kroner confirmed that Mr. Gary Stevens provided a copy of a signed authorization letter from the owners, Dean and Cora Stevens, to act on their behalf.

Mr. Stevens referred to the Site Plan depicting the proposed lot line adjustment drafted by Ernest Cote, LLS. He commented that the plan "speaks for itself" and was willing to answer any questions the Board may have.

Dr. Arena asked whether or not both lots involved were owned by the same owner. Mr. Stevens said that the lots involved were owned by his family. He explained that the proposed lot line adjustment would increase one of the lots to 100,000 square feet which is a requirement for a duplex to be constructed. He said that he is not certain his family will build a duplex, but they want the option to be able to.

Mr. Stevens said that if they do build a duplex it is the family's intention not to sell it, but to rent it out.

Mr. Kroner noted that there was at least one (1) acre of contiguous uplands on the lots and would remain as such even after the lot line adjustment.

Mr. Stevens commented that he was pretty sure they had to have the curb cuts approved by NH DOT when he did the initial subdivision.

Mr. Kroner opened the Public Hearing at 6:45 p.m.

Mr. Kroner closed the Public Hearing at 6:46 p.m. without public comment.

Dr. Arena moved and Ms. Pohl seconded the motion to approve the lot line adjustment for M/L 004-021-000 and 004-021-002, Case #13:03 – E. Dean and Cora A. Stevens Trust.

Mr. Wilson made a friendly amendment to include the following conditions of approval: (1) The Applicant shall submit a Recordable Mylar; (2) Certificate of Monumentation, and (3) receipt of State Septic Approval with the approval number depicted on the final Mylar.

Mr. Stevens questioned why he would need to have the State Septic Approval as a "Condition of Approval". He said that his family is not sure what type of house they intend to build; whether a single-family or a duplex.

Mr. Wilson removed condition #3 from his friendly amendment.

Dr. Arena and Ms. Pohl accepted Mr. Wilson's friendly amendment with the two (2) conditions of approval; Recordable Mylar and Certificate of Monumentation.

The vote was unanimous in favor of the motion (7-0).

Mr. Kroner explained that Mr. Stevens was prepared to submit an updated site plan, for the Board to review, of the 69 Lafayette Road location where Philbrick's Fresh Market occupies part of the strip mall. Mr. Philbrick received Planning Board Conditional approval to expand his business by allowing seasonal outdoor seating for his patrons to eat; one of the conditions was that the owner would have to submit an updated Recordable Mylar of the Site showing all modifications made to the site since the last Site Plan was approved.

The Board determined that because it was not an Agenda item and not properly or legally posted the Board could not take any action on it.

Mr. Wilson suggested that Mr. Stevens submit a plan to the Town Office and have the Building Inspector and the Planning Administrator review it to verify that it meets all the conditions, and then the Applicant can have the Mylar done for the Planning Board to sign and have recorded.

Mr. Stevens submitted a copy of the updated site plan to Ms. Chase.

III. Other Business

Mr. Kroner commented that the first meeting after next week's Town Election will be March 19, 2013, and the first order of business will be an Organizational Meeting of the Board. Ms. Kohl opted not to run for re-election, but has offered to volunteer as an Alternate Member.

Mr. Kroner thanked Barbara Kohl for her involvement and commitment to this Planning Board over the past three (3) years.

Ms. Kohl thanked the Board for being supportive of her health problems and said that once they are resolved she may be back full time again.

Mr. Kroner reminded the Board that there will be a Public Hearing prior to the March 19th Work Session to consider a proposed Chapter to the Master Plan from the Heritage Commission.

Mr. Kroner announced that the Town Hall has been accepted into the National Register of Historic Places. All involved did a great job in making that happen.

The meeting adjourned at 7:00 p.m. without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approved April 2, 2013