



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

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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, Chair; Joseph Arena, Mike Hornsby, Tim Harned, Dan Derby and Phil Wilson, Select Board Representative.

**Members absent:** Laurel Pohl

**Alternates present:** Nancy Monaghan

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

Mr. Kroner convened the meeting at 6:30pm, and seated Ms. Monaghan for Ms. Pohl.

**I. Old Business**

- 1. **Case #13:02 – Harbor Street Limited Partnership, 7B Emery Lane, Stratham, NH 03885.**  
The Applicant, Joseph Falzone, Harbor Street Limited Partnership, submits a pre-application Design Review pursuant to Subdivision Regulation VI.A.2. – Design Review Phase, for a proposed 49-unit residential workforce housing subdivision and proposed road totaling 3,200 feet. Property owner: Field of Dreams at Post Road, LLC, 7B Emery Lane, Stratham, NH 03885; Property location: 160-186 Post Road, North Hampton; M/L 018-038-000; Zoning District R-1: High Density and R-2: Medium Density. This Case is continued from the October 1, 2013 meeting.

In attendance for this application:  
There was no one in attendance for this application

Mr. Wilson explained that, through the fundraising campaign, the money needed to acquire the Conservation Easement for the Dale Farm property has been raised; the final transaction to *close* on the property is yet to be determined. He suggested following protocol and to continue Case #13:02 to the next meeting in the event something unexpected occurs.

**Mr. Wilson moved and Dr. Arena seconded the motion to continue Case #13:02 – Harbor Street Limited Partnership to the December 3, 2013 meeting.**  
**The vote was unanimous in favor of the motion (7-0).**

**II. New Business**

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- 1. Case #13:13 – Hampton TCB, LLC, 953 Islington Street, Suite 230, Portsmouth, NH 03801.** The Owner and Applicant, Todd Baker, proposes a Site Plan Amendment to the Hampton Airfield property by expanding and improving the existing restaurant, flight school and offices. Property owner: Hampton TCB, LLC; Property location: 9A Lafayette Road, North Hampton, NH; M/L 003-061-000; Zoning District: I-B/R, Industrial Business Residential.

In attendance for this application:

Todd Baker, Co-owner/Applicant  
Scott Abersano, Owner, Airport Café  
Garrett Miller, Owner, Flight School  
Dennis Quintal, Engineer, Civil Construction Management, Inc.  
Doug Green, Architectural Designer

Mr. Baker informed the Board that he is part owner of Hampton TCB, LLC which purchased the Hampton Airfield in July 2013. They are working on renovations and preservations of the Airfield. He presented the following proposals:

- Renovate and expand the existing restaurant and flight school.
- Retain existing kitchen building and demolish hanger building with restaurant seating and flight school.
- New building to include expanded restaurant seating and flight school on the first floor with offices at new second floor.
- General improvements to parking and landscaping.
- Increasing the restaurant seating form 48 to 76.
- Increase the footprint by 1,000 square feet.
- Extend the natural gas line to service the buildings.
- Add two handicapped accessible bathrooms (currently the bathrooms are not ADA compliant).
- Increased space for the flight school to allow simulated instruction.
- The Septic tank is currently a 1,500 gallon tank and the leaching field may need to be expanded in the future.

Mr. Kroner noted that there were no regulation waiver requests made by the Applicant.

Ms. Rowden asked if there was a seating plan. Mr. Todd said that there is outside seating on the existing deck; the deck will be replaced with a patio. Mr. Abersano said that currently there are 34 seats out on the deck and they have no plans to increase that amount.

Mr. Todd said that the parking lot furthest from the buildings is not paved at this time; it works well with the drainage.

Dr. Arena asked how large of an expansion to the leach field there would be if they had to expand it.

Mr. Quintal said that they would have to increase it by 1,500 square feet. The design is currently 4,200 square feet and will need to be increased to 5,700 square feet.

91 Dr. Arena asked if the Café had grease traps to protect the septic system. Mr. Abersano said that he has  
92 a 3,500 gallon grease trap, a much larger system than what is required. He has it pumped out every six  
93 (6) months, and there has never been a problem with it.  
94

95 Mr. Wilson asked if there were any easements on the property that would prevent it from being  
96 developed other than an Airfield. Mr. Todd said that he signed a covenant when he purchased the  
97 building binding him that he would operate it as an Airfield, and the deed states it has to remain a  
98 runway in perpetuity.  
99

100 Mr. Wilson explained that the Town has a “dark sky” standard and asked if they have ever received  
101 complaints from the abutters about light spillage onto their properties. Mr. Todd said that he has never  
102 received any complaints, but if there were he would be very accommodating; he wants to be a good  
103 neighbor.  
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105 Mr. Kroner said that the previous owner, Mike Hart, received Planning Board approval for an additional  
106 row of hangers on the east side of the property, but has not constructed them. He explained that  
107 Conditional Approvals from the Board have a 12-month expiration date, so if Mr. Todd intended on  
108 constructing them he would have to come back to the Planning Board for approval, and would probably  
109 need to submit a Master Plan and a well established Mylar for the entire site. *Secretary’s note: A copy*  
110 *of the Hampton Airfield Master Plan and Preservation Study is on file at the Town Office in Map and Lot*  
111 *file 003-061-000.*  
112

113 Mr. Quintal said that he did a survey and the plan shows what is basically there now; he will get a Mylar  
114 recorded.  
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116 Dr. Arena commented that Mr. Hart, the prior owner, received approval to expand the Museum and did  
117 not; he asked if Mr. Todd planned to expand and he replied, that he did not intend on expanding the  
118 Museum as this time.  
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120 Lighting at the Airfield was discussed. Mr. Todd explained that lights shine upwards through a cone and  
121 does not “spill out”; they stay on for approximately 10 minutes guiding aircrafts during landing.  
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123 Ms. Monaghan questioned what the proposed offices would be used for. Mr. Todd explained that one  
124 office will be used by him and one used by the flight school; the others will be leased out on a month by  
125 month basis. She asked about helicopters and Mr. Miller said there is no Helicopter training or  
126 instruction.  
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128 Ms. Monaghan asked if they planned on paving the runway and Mr. Todd said that he did not intend to  
129 pave it at this time, but at some point they may, and if and when they do, they would come back before  
130 the Board with a plan for approval.  
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132 Mr. Todd said that they plan on preserving the current look of the buildings; the additions will look very  
133 similar to what exists.  
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135 **Mr. Wilson moved and Dr. Arena seconded the motion to take jurisdiction of the Application, Case**  
136 **#13:13.**

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

138 Ms. Rowden referred to her report to the Board on the Airfield Application. "Given the nature of the  
139 proposed changes to the site, the Board may wish to consider if a site plan is necessary in the case".  
140

141 Mr. Wilson said that the Building Inspector could have probably handled it, but chose to forward it onto  
142 the Planning Board for approval. He agreed that it was not a bad idea for the Board to review because of  
143 the proposed structural and septic changes/expansions.  
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145 Mr. Kroner opened the Public Hearing at 7:10 p.m.

146 Mr. Kroner closed the Public Hearing at 7:12 p.m. without public comment.  
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148 Ms. Rowden pointed out that although she is confident there is more than enough parking to meet the  
149 parking regulation, the parking calculations on the plan are incorrect.  
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151 Mr. Quintal said that he would correct the parking calculations on the plan.  
152

153 **Mr. Wilson moved and Mr. Harned seconded the motion to approve the Site Plan Application for Case**  
154 **#13:13 – Hampton Airfield with the following conditions:**

- 155 1. **Recordable Mylar.** Applicant shall submit a recordable Mylar of the approved plan with  
156 signatures and seals affixed of all licensed professionals whose names appear on the plan  
157 that reflects the plan presented and approved by the Board, 11/5/2013.  
158 2. **The parking calculations shall be corrected as indicated by the RPC Circuit Rider, Jennifer**  
159 **Rowden in her memo to the Board dated 10/25/2013.**

160 **The vote was unanimous in favor of the motion (7-0).**  
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### 162 **III. Other Business**

- 163  
164 1. **Consideration to approve proposed Demolition Delay Ordinance to be placed on the March**  
165 **2014 Town Warrant.**  
166

167 Mr. Derby put together a review process chart just for clarification. He commented that he  
168 would like to see more flexibility within the 30-day process; instead of having time limits on  
169 each of the steps as long as the process is complete within the 30 days. Discussion ensued on  
170 the purpose statement paragraph. Mr. Wilson offered the following: *To clarify and formalize*  
171 *landowners' demolition rights, and to support identification and documentation of North*  
172 *Hampton's historically significant structures. This ordinance therefore establishes time limits for*  
173 *the demolition permitting process, and encourages open dialogue between property owners and*  
174 *the Heritage Commission for documenting and potentially preserving buildings deemed*  
175 *historically significant.* The Board agreed. Ms. Chase will make the change and email a "clean  
176 copy" of the proposed ordinance to the members. Mr. Kroner asked that the Board be prepared  
177 to make any suggested changes or additions to the proposed ordinance at the November 19,  
178 2013 Work Session.  
179

180 Mr. Kroner said that there are other suggested ordinance revisions that the Board can discuss at  
181 the Work Session, including Sections 409.8, 410, 704 and 706. The Board asked that Mr. Kelley  
182 be invited to attend the Work Session to discuss potential issues with Section 704 and 706 of the  
183 Zoning Ordinance.

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185 Ms. Rowden commented that the Rockingham Planning Commission Town dues have increased. Mr.  
186 Wilson said that it has not increased in 4 to 6 years and the Commission is discussing ways to manage  
187 the increases due to inflation so that it doesn't cripple the Towns and the RPC. He said that the Circuit  
188 Rider contribution to the North Hampton Planning Board is one of the best values for the Town; the  
189 Board agreed.

190

191 Mr. Derby moved and Ms. Monaghan seconded the motion to adjourn at 8:15 p.m.  
192 The vote was unanimous in favor of the motion (7-0).

193

194 Respectfully submitted,

195

196 Wendy V. Chase

197 Recording Secretary

198 Approved 11/19/2013