



**Meeting Minutes**  
**North Hampton Planning Board**  
**Tuesday, April 7, 2015 at 6:30pm**  
**Town Hall, 231 Atlantic Avenue**

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8  
9 These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a  
10 transcription.

11  
12 **Members present:** Shep Kroner, Chair; Dan Derby, Phil Wilson, Nancy Monaghan Josh Jeffrey and  
13 Jim Maggiore, Select Board Representative.

14  
15 **Members absent:** Tim Harned

16  
17 **Alternates present:** None

18  
19 **Others present:** Jennifer Rowden, RPC Circuit Rider, and Wendy Chase, Recording Secretary

20  
21 Chair Kroner called the meeting to order at 6:35pm.

22  
23 **I. Old Business**

24  
25 **1. Case #15:03 – Applicant, Rollins Hill Development, LLC, PO Box 284, Stratham, NH 03885.**  
26 Lot Line Adjustment Application. The Applicant proposes a lot line adjustment between Tax Map  
27 & Lot numbers 015-019 and 015-024. The intent of the project is to adjust the lot lines to deed  
28 015-024 (0.93 acres) to Tax Map 015 Lot 019. The subject properties, consisting of less than 1  
29 acre, abut the proposed Rollins Hill Farm Subdivision, consisting of 106 acres in Stratham, NH.  
30 The lot line adjustment will not create a buildable lot in North Hampton. The Applicant requests  
31 the following waivers to the Subdivision Regulations: Section VIII.B.16 – Natural Features;  
32 Section VIII.B.18 – Utilities, size and location; Section VIII. B.20 – Stormwater Drainage Control  
33 Plan; Section VIII.B.25 – Test Pits, locations and results. Property Owners: Same as Applicant and  
34 Dieter Ebert, 12 Cedar Road, North Hampton, NH; Property location: Goss Road Rear, North  
35 Hampton, NH; M/L 015-019-000 and 015-024-000; Zoning District: R-2 Medium Density District.  
36 This Case is continued from the March 3, 2015 Meeting.

37  
38 In attendance for this application:

39 Joe Coronati, Jones and Beach Engineering

40  
41 Chair Kroner explained that the Planning Board was unable to take jurisdiction over the Rollins Farm  
42 Plan because an Abutter to the property was not properly noticed. Mr. Coronati said that the abutters  
43 list was updated and proper notice was given that abutter.

44  
45 Mr. Coronati said that the lot line adjustment will be swapping of land between Rollins Farm  
46 Development and Dieter Ebert. He understands that they will need to get a Variance to the non-  
47 conforming provision Section 501.2.

48 **Mr. Derby moved and Mr. Wilson seconded the motion to take jurisdiction of the lot line adjustment**  
49 **plan for Case #15:03.**

50 **The vote was unanimous in favor of the motion (6-0).**

51

52 The Board addressed the requested waivers to Subdivision Regulations Section VIII.B.16 – Natural  
53 Features; Section VIII.B.18 – Utilities, size and location; Section VIII. B.20 – Stormwater Drainage Control  
54 Plan; Section VIII.B.25 – Test Pits, locations and results.

55

56 Mr. Wilson suggested the Board take action on the proposed waivers together because the lot line  
57 adjustment will not create any new buildable lots and the waivers cited are irrelevant to this application.

58

59 Chair Kroner opened the Public Hearing for the requested waivers at 6:45pm.

60 Chair Kroner closed the Public Hearing at 6:46pm without public comment.

61

62 **Mr. Derby moved and Mr. Wilson seconded the motion to grant the requested waivers to Section**  
63 **VIII.B.16, 18, 20 and 25.**

64 **The vote was unanimous in favor of the motion (6-0).**

65

66 Chair Kroner explained Section 501.2 – non-conforming use; the lot line adjustment will add acreage to  
67 one lot that has no frontage making it more conforming but not completely conforming, and any change  
68 to a non-conforming use that does not make it conforming requires a variance to this provision.

69

70 **Mr. Wilson moved and Ms. Monaghan seconded the motion to approve the application of Case #15:03**  
71 **with the following conditions: (1) Recordable Mylar; (2) Certificate of Monumentation and (3) that the**  
72 **Planning Board receives verification that the Applicant receive a Variance to Article V, Section 501.2.**

73 **The vote was unanimous in favor of the motion (6-0).**

74

## 75 **II. New Business**

76

77 **1. Case #15:04 – Applicant, Greg Bauer, Principal Partner of Millie Bauer, LLC, 16 Woodknoll**  
78 **Drive, North Hampton, NH 03862.** (1) Conditional Use Permit under Article IV, Section 418 –  
79 Inclusionary Housing; (2) Conditional Use Permit under Section 409.10 for fill in excess of 3,000  
80 square-feet; (3) Site Plan Review. The Applicant proposes to renovate the existing multi-family  
81 building, maintaining all four dwelling units, as well as construction of a new building which will  
82 have a garage for business equipment and maintenance with one additional residential dwelling  
83 unit above. As part of this project, one residential dwelling unit shall be designated for  
84 Workforce Housing. Property Owner: Jarib Sanderson 2013 Revocable Trust, 33 Hobbs Road,  
85 North Hampton, NH (Greg Bauer, Millie Bauer, LLC has a valid Purchase and Sales agreement for  
86 the property); property location: 52 Lafayette Road, North Hampton, NH; M/L 008-024-000;  
87 Zoning District: I-B/R and R-1 Industrial Business Residential and Residential High Density  
88 Districts.

89

90 In attendance for this application:

91 Greg Bauer, Applicant

92 John Chagnon, Ambit Engineering

93 Colin Dinsmore, Ambit Engineering, prepared the Drainage Analysis

94 Mr. Wilson said that the Hampton Airfield Application has problems that may prevent the Board from  
95 taking jurisdiction tonight so it may be best to hear that case first and dispose of it so that those present  
96 won't have to sit through the first case that may take a significant amount of time.

97

98 Chair Kroner ruled to proceed with the Agenda as presented.

99

100 Chair Kroner explained that Case #15:04 is a continuation of a design brought to the Board as a  
101 Preliminary Consultation at the February 17, 2015 Work Session; the Applicant also met with the  
102 Application Review Committee on March 25, 2015.

103

104 Chair Kroner explained that the original application and plans consisted of a Site Plan Review Application  
105 and Conditional Use Application under Section 409.10 for fill in excess of 3,000 square feet. The  
106 Applicant submitted a new application on April 2, 2015 for a Conditional Use Permit for a new single  
107 family dwelling designated as Workforce Housing. The Board also received the Town Engineer's report  
108 just this evening and have not a chance to review it. The Abutters and Members have not had a chance  
109 to digest the newly submitted plan so the Applicant should request a continuance to the next meeting.

110

111 Mr. Chagnon agreed that they should continue the case, but the Board may feel they can vote to take  
112 jurisdiction of the plan tonight.

113

114 The proposed project includes Construction of a 50' x 60' two story building which will have a garage for  
115 business equipment and maintenance with a residential unit above designated as Workforce housing; fill  
116 in excess of 3,000 square feet (impact area = 19,806 square feet) for construction of a new stormwater  
117 detention pond; renovation of an existing structure to convert one of the existing apartments to a two  
118 bedroom and designated as a Workforce Housing unit and associated appurtenances including gravel  
119 parking area and replacement of an existing septic tank; construction of a single family residence to be  
120 designated for Workforce Housing.

121

- 122 • The property is owned by Sanderson Trust, and the wetlands mapping was done by Gove  
123 Environmental Services. The property is partially in the R-1 zone and partially in the I-B/R zone;  
124 Workforce Housing is permitted in both zones.
- 125 • The back of the property fronts Sylvan Road. Mr. Chagnon submitted a copy of the 1959  
126 subdivision plan for Sylvan and Meadowfox.
- 127 • There are wetlands on the north side of the property.
- 128 • They propose to construct two stormwater detention ponds.
- 129 • At the end of Sylvan Road is a drainage pipe, it is an eroded channel actually crossing over  
130 property owned by Eric Reardon and empties into the town wetland.
- 131 • There will be a gravel parking lot for daytime employees and company vehicles.
- 132 • The proposed detention pond will handle the building runoff and runoff from the paving and  
133 there will be no increase to peak runoff.
- 134 • They propose to access the new home from Sylvan Road and propose a second stormwater  
135 detention pond to match the peak flows and slow down runoff so that it is treated and not full  
136 of sediment before going into the wetland.
- 137 • They did a drainage analysis and there is a situation at the end of the 24-inch culvert under the  
138 driveway of Norma Brindamour's property, 23 Sylvan Road; a corner of the property will flood  
139 during a 50-year storm event. They would do the work on her property to mitigate it. Part of it is

140 to propose a berm and curb on a portion of Sylvan Road to redirect the water that currently  
141 sheet flows onto the abutter's property.

- 142 • They intend to design two advanced onsite solution septic systems; one for the house and one  
143 for the garage and apartment and design a plan for the existing apartments.

144

145 Chair Kroner asked if they intended on condominiumizing the new structures.

146

147 Mr. Chagnon said they intend on renting the new house to one of Mr. Bauer's employees, but may think  
148 about a condominium conversion to allow the residences to be sold individually sometime in the future.

149

150 Mr. Wilson pointed out that in order to be categorized as a room it has to have a closet and the  
151 proposed two bedroom unit in the existing apartments does not show a closet in one of the bedrooms.

152 Mr. Chagnon agreed and will change the plan by adding a closet to that bedroom.

153

154 Ms. Rowden said that there has been a huge alteration to the existing application and she has not had a  
155 chance to review the amendments, so she can't recommend or not recommend that the Board take  
156 jurisdiction of the plan.

157

158 Ms. Monaghan questioned whether they could consider taking jurisdiction when the amended  
159 application was not properly noticed to the public.

160

161 The Board discussed the town's "fair share" regarding the Inclusionary Housing Ordinance. Section 418 –  
162 Inclusionary Housing Preface: *This Inclusionary Housing Ordinance shall be in force and effect if and only  
163 if the Planning Board has found that the percentage of housing units in the Town of North Hampton's  
164 housing stock that meet legal and regulatory standards for classification as workforce housing does not  
165 equal or exceed the Town's "Fair Share" of workforce housing.*

166

167 *At least once per year, and no later than April 15<sup>th</sup> of each year, therefore, the Planning Board shall use  
168 the RPC's most up to date "Regional Housing Needs Assessment" and "Regional Fair Share Analysis,"  
169 along with any other information deemed relevant....*

170

171 Ms. Rowden explained that the "Housing Needs Assessment" just came out and it indicates that the  
172 Town of North Hampton is meeting its "fair share" by 12 units, but the number is based on estimates  
173 and projection so there is a slight margin. She said it is up to the Board to determine whether the Town  
174 has achieved the "fair share" requirement and thus whether the Inclusionary Housing Ordinance is in  
175 effect.

176

177 Mr. Wilson said that the ARC recommended that since the application began before the data from the  
178 RPC was available they recommended that they found that the Inclusionary Housing Ordinance does  
179 apply to this Application.

180

181 Ms. Monaghan recalled that subsequent to the Governor Dale property Conservation Easement  
182 acquisition the Planning Board determined that the Town did exceed its "fair share" of Workforce  
183 Housing.

184

185 Ms. Rowden said that a "Housing Needs Assessment" was not done in 2014, but if it had been done it  
186 would have shown a deficiency in the number of Workforce Housing units.

187  
188 Mr. Wilson said that he personally would like to move forward with the plan.  
189  
190 Mr. Jeffrey said that Mr. Chagnon should add to the plan the data regarding how the water runoff will  
191 affect 200 square feet of the abutting property (Norma Brindamour) in a 100-year storm event. They  
192 estimate that they would see approximately 2-inch ponding of water in the area he pointed to on the  
193 plan Sheet C-6.  
194  
195 Chair Kroner said that the Board has to give the Applicant a declaration to whether they can proceed  
196 with a Workforce Housing plan or not.  
197  
198 The most recent information the Town has indicates that the Town is meeting its “fair share” and one-  
199 year ago information indicated that the Town did not meet its “fair share”; hence the Town was not at  
200 its “fair share” when the application was before them in a Preliminary Consultation phase. Mr. Derby  
201 pointed out that there is nothing binding to the Planning Board or the Applicant in a Preliminary  
202 Consultation phase.  
203  
204 Ms. Rowden said that the Board can allow a Workforce Housing application even if there is a 12-unit  
205 surplus. She said that “shutting off” the ordinance once the “fair share” number has been met has not  
206 been tested in the Courts via the state law.  
207  
208 **Mr. Wilson moved and Mr. Jeffrey seconded the motion that the Board finds it is not satisfied and**  
209 **confident that the Town is meeting its “fair share” on the basis of the data available at this time and**  
210 **therefore determines that the Inclusionary Housing Ordinance is in effect.**  
211  
212 Ms. Monaghan asked at what point the Board declares that the Town is over the required “fair share”  
213 number.  
214  
215 Ms. Rowden said the RPC does a housing need assessment every five years and the Town can always  
216 have a more advanced analysis done on an annual basis. The Town is meeting its “fair share” when 2.3%  
217 of the regional housing stock qualifies as Workforce Housing, which translates to 43% of North  
218 Hampton’s dwelling units.  
219  
220 Ms. Monaghan suggested the Planning Board make a determination at the next Work Session meeting  
221 as to what a “good number” is to work with or change the status and leave the ordinance open all the  
222 time. Ms. Rowden will bring the data to the next Work Session.  
223  
224 Mr. Wilson commented that the Planning Board should establish its own criteria.  
225  
226 **The vote was unanimous in favor of the motion (6-0).**  
227  
228 It was a general consensus of the Applicant and Board Members to continue the case to the next  
229 meeting. The Board members agreed to hear from the Abutters present.  
230  
231 **Mr. Jeffrey moved and Mr. Wilson seconded the motion to take jurisdiction of the plan for Case**  
232 **#2015:03 and deem it as complete.**  
233

234 Mr. Derby said that the proposed house is a substantive change to the original plan that was noticed to  
235 the abutters.

236

237 **Mr. Wilson made a friendly amendment to the motion to remove the words “and deems it as**  
238 **complete”.**

239

240 **Mr. Jeffrey accepted the friendly amendment and Mr. Wilson seconded the change.**

241 **The vote was unanimous in favor of the motion to amend the original amendment (6-0).**

242

243 Chair Kroner opened the Public Hearing to anyone wishing to comment on the Application.

244

245 William Brindamour, representing his mother, Norma Brindamour, 23 Sylvan Road – said his mother has  
246 lived in her house for 50 years and has never had any flooding issues on her property. He is concerned  
247 that any flooding caused by the new driveway will damage her septic system located in the lower  
248 portion of the lot. He said fill will have to be brought in to construct the driveway and there are lady  
249 slipper plants, an endangered species in New Hampshire that will be disturbed in the area they intend to  
250 work in. He said it will be considerably more costly to come in anywhere other than Fern Road. He is  
251 concerned about a proposed workshop in such close proximity to his mother’s house.

252

253 Jonathan Howe, 17 Sylvan Road – said that there are a lot of kids in the area that ride bikes and is  
254 concerned with safety. He is also concerned with the hours of operation during construction. The plans  
255 for the house have not been submitted so it is unknown if the new house will match the architecture of  
256 the surrounding houses in that area and commented that there is a big difference between “Workforce  
257 Housing” and a single family house. He suggested the property be divided.

258

259 Chair Kroner clarified that Workforce Housing is just a word and a lot of the homes on Sylvan and  
260 Meadowfox would qualify as Workforce Housing, it is the value that determines, not the type. He said  
261 that as they move forward the Applicant will be required to provide the Board with architectural  
262 renderings pursuant to the Site Plan Regulations.

263

264 Alex Brown, 21 Sylvan Road – said he is concerned with a new residence accessed through Sylvan Road  
265 will devalue his property.

266

267 Lou Downey, 10 Sylvan Road – said that she has lived on Sylvan Road almost 60 years and the water  
268 runoff down the street has always worked out well. She opined that there are too many things being  
269 proposed on the one lot. She said that she hoped that the Planning Board discussed the safety issues  
270 accessing the site off of Fern Road which is already a dangerous spot with the safety committee.

271

272 Jarrold Patten, 1 Fern Road – said that he is a direct abutter and welcomes the proposed development.  
273 He said there is a police presence at the current location non-stop and debris is dropped off at the site  
274 all hours of the night. He welcomes the plans Mr. Bauer has to “clean it up”. He commented that there  
275 are two popular restaurants across the street from each other with traffic coming in and out and there  
276 have been no accidents. He referred to potential construction noise and said he constantly hears the  
277 “jake brakes” of large tractor trailers on I-95, which is in close proximity to his house. He said it is a “win,  
278 win” situation for himself and the Town.

279

280 Stuart Spooner, 3 Woodknoll Drive – said that Mr. Bauer lives on Woodknoll Drive next to him and has  
281 the nicest property on the street. He said Mr. Bauer would do nothing but help a neighbor if they had an  
282 issue.

283  
284 Mr. Chagnon said the Abutters have valid concerns and mentioned that the proposed garage will be  
285 480-feet away from Norma Brindamour’s house. He would like to stake it out and conduct a site walk of  
286 the property. He agreed that the letter sent to the Sylvan Road residents was mailed late, but it was a  
287 courtesy letter to let them know the driveway would be built off of Sylvan Road; they are not abutters to  
288 the property.

289  
290 The Board decided to conduct a site walk of the property on Thursday, April 16, 2015 at 3:00pm. They  
291 will meet at the site at 52 Lafayette Road and the site walk is open to the public.

292  
293 Mr. Chagnon said that it was discussed at the ARC meeting that the Workforce Housing documents to be  
294 drafted by a lawyer could be a “condition of approval”.

295  
296 Mr. Chagnon mentioned that under Inclusionary Housing Ordinance the Planning Board sends  
297 notification to the Applicant. The Board will look into that provision.

298  
299 **Ms. Monaghan moved and Mr. Maggiore seconded the motion to continue Case #15:04 to the May 5,**  
300 **2015 Meeting.**

301 **The vote was unanimous in favor of the motion (6-0).**

302  
303 Chair Kroner called for a 5 minutes recess.

304  
305 Ms. Rowden left the meeting.

306  
307 **2. Case #15:05 – Applicant, Hampton TCB, LLC, 953 Islington Street, Suite 23D, Portsmouth,**  
308 **NH, 03801.**

309 Site Plan Review Application. The Applicant proposes to make improvements to the Airfield  
310 including grading, paving and drainage structures to improve safety and utility of the Airport.  
311 Pavement will consist of 223,782 square feet, to pave a portion of the Airfield runway and  
312 taxiways. The Applicant has obtained an Alteration of Terrain Permit; permit #AoT-0759.

313 Property owner: Same as Applicant; Property location: Hampton Airfield, Cedar Road, North  
314 Hampton, NH; M/L 003-061-000; Zoning district: I-B/R Industrial Business Residential District.

315  
316 In attendance for this application:  
317 Todd Baker, Owner/Applicant  
318 Denis Quintal, Engineer  
319 Carol Norella Bureau of Aeronautics  
320 Dana Truslow, Truslow Resource Consulting, LLC

321  
322 Mr. Baker explained that he purchased the Hampton Airfield in 2013. He referred to the Airfield Master  
323 Plan and Preservation Study done in 2008 by the NH DOT Bureau of Aeronautics. It is a plan to try and  
324 put the Airfield in the best possible situation to sustain itself for many years. It is a public use airport but  
325 they have to respond to the FAA, but the final jurisdictional body is the NH DOT Bureau of Aeronautics

326 and they have to work closely with them and get approval from them of any changes they make to the  
327 airport.

328  
329 Carol Niewola, PE, CM Bureau of Aeronautics – said that they review the plan sets and the proposal  
330 substantially meets their requirements. They used a lot of the FAA requirements even though they  
331 didn't need to and they substantially met those. They meet the runway length, width and thickness in  
332 pavement. The approach surfaces for landing and take-off are clear of trees and meet the requirements.

333  
334 Mr. Baker said they want the airfield the best it can be, and be safe. He is a pilot and the current airfield  
335 is a good place to take off in good weather conditions but bumpy landings and take offs in not so good  
336 weather conditions. The runway will be split into two distinct parts, a paved part and turf part. The taxi  
337 ways will also be paved. They worked closely with NH DOT and received an approved Alteration and  
338 Terrain Permit (AoT). They have existing wells that have always tested clean.

339  
340 Mr. Quintal said that they addressed the concerns listed by Ms. Rowden. A copy of the Drainage Analysis  
341 was sent to the Town's Engineer, Steven Keach, KNA for review. Mr. Keach sent a review with a list of his  
342 concerns. Mr. Quintal addressed the review comments made by KNA.

343  
344 Mr. Quintal said that the impervious coverage on the lot noted on the plan ends up being 23%, but the  
345 airport owns a vacant lot across the street dropping it down to 21%, just over the 20% requirement. He  
346 said overall water runoff on the site has been decreased.

347  
348 Mr. Baker said that this is a feasible project; they thought that they only needed a paving permit from  
349 the Town but realized after meeting with the Building Inspector, that because the airfield is over the  
350 aquifer, they would need Planning Board approval. They would really like to begin paving by the end of  
351 May.

352  
353 Dana Truslow, Truslow Resource Consulting, - went over the Hydrogeologic Study she submitted to the  
354 Board at the meeting. It will be kept on file as part of the official record. She said in the last four years  
355 there have been no contaminants in the water from the airfield. She said that there should be very little  
356 impact resulting from this development. They do complete water quality testing of the monitoring wells  
357 during the construction and when the project is done they monitor twice a year.

358  
359 Mr. Jeffrey asked if there is an analysis done while paving is taking place. He said that there is 1,000  
360 gallons of oil in the asphalt and is concerned about contamination during paving because the aquifer is  
361 right underneath. He is concerned about the possibility and ramifications of it raining while they are  
362 putting the asphalt down.

363  
364 Mr. Quintal said they will pave in good weather and chemicals evaporate quickly.

365  
366 Mr. Wilson asked if they notified the Town of Hampton because 80-feet of the airfield is located in the  
367 Town of Hampton and will need their approval also.

368 Mr. Baker said they will be going to the Hampton Planning Board in May.

369  
370 Mr. Baker said there have been a declining number of activities in the last 10 years; fewer takeoffs and  
371 landings. There are not a lot of new pilots coming into the industry.

372



373 Ms. Monaghan asked if they had business projections of takeoffs and landings in the future.

374

375 Mr. Baker said the Master plan conveys that there are 37,000 annual operations and with a forecast of  
376 an additional 10% each year over 5 years, assuming that it is paved.

377

378 Ms. Niewola said that the Master Plan is optimistic and it is more like 1% or less.

379

380 Chair Kroner said that the biggest change at the Airfield is helicopters.

381

382 Mr. Quintal said that the trees won't be disturbed more than necessary.

383

384 **Ms. Monaghan moved and Mr. Derby seconded the motion to accept jurisdiction of the plan for Case**  
385 **#15:05.**

386 **The vote was unanimous in favor of the motion (6-0).**

387

388 Chair Kroner opened the Public Hearing at 9:54pm.

389

390 Mike Hart, 20 Mill Road - said that he is the previous owner of the Airfield. He said that the takeoff  
391 performance is a big deal and paving the runway will allow pilots to reach a higher altitude before they  
392 reach Atlantic Avenue than they currently do. He said he sold the Airfield to someone who would  
393 continue to maintain it as an airfield and to promote education and instruction for those who want to  
394 learn how to fly.

395

396 Mr. Baker said that they will not be using deicing chemicals because salt is very bad for their planes. He  
397 would like the Board to consider allowing them to begin preparing the site and start grading and asked if  
398 it could be a condition of approval that they can begin grading but not paving until they receive all  
399 approvals.

400

401 Pursuant to RSA 674:53.IV the Applicant has to have approval from both Towns before final approval.

402

403 Chair Kroner closed the Public Hearing at 10:15pm.

404

405 **Mr. Wilson moved and Ms. Monaghan seconded the motion to approve the plan as presented with**  
406 **the condition that the North Hampton Planning Board receive documentation of approval from the**  
407 **Town of Hampton per RSA 674:53.IV.**

408

409 Mr. Baker asked if they could begin site work.

410

411 Mr. Wilson said that the Planning Board cannot tell the Building Inspector what to do.

412

413 **The vote passed in favor of the motion (5 in favor, 0 opposed and 1 abstention). Mr. Derby abstained.**

414

415 Mr. Baker asked if they could receive approval from North Hampton and pave up to the town border  
416 and then go back to Hampton if they decide to pave the 80-feet in Hampton at a later date.

417

418 Mr. Wilson said that the Board is bending over backwards for the Applicant and commented that lack of  
419 planning on the Applicant's part does not constitute an emergency on the Planning Board's part.

420  
421 **Mr. Wilson moved and Ms. Monaghan seconded the motion to make the following resolution: that**  
422 **the Planning Board advises the Building Inspector that he can use his discretion to permit the**  
423 **beginning of site preparations for the plan prior to any action by the Hampton Planning Board.**  
424 **The vote passed in favor of the motion (5 in favor, 0 opposed and 1 abstention). Mr. Maggiore**  
425 **abstained.**

426

427 **III. Other Business**

428 **1. Any other business to come before the Board.**

429 **a. Phil Wilson – draft letter to the Municipal & County Government Committee**  
430 **members regarding SB 146.**

431 Mr. Wilson drafted a letter to the Municipal & County Government Committee regarding SB146 and  
432 asked to have the Chair of the Planning sign it on behalf of the Board.

433

434 **Mr. Derby moved and Mr. Wilson seconded to authorize Chair Kroner to sign the letter on behalf of**  
435 **the Planning Board.**

436 **The vote was unanimous in favor of the motion (6-0).**

437

438 The meeting adjourned at 10:55pm without objection.

439

440 Respectfully submitted,

441

442 Wendy V. Chase

443 Recording Secretary

444

445 Approved April 21, 2015

446