



**Meeting Minutes**  
**North Hampton Planning Board**  
**Tuesday, March 1, 2016 at 6:30pm**  
**Town Hall, 231 Atlantic Avenue**

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9 These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a  
10 transcription.  
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12 **In attendance:** Shep Kroner, Chair; Members Dan Derby, Phil Wilson, Nancy Monaghan, Josh Jeffrey and  
13 Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner,  
14 Recording Secretary

15  
16 Chair Kroner called the meeting to order at 6:33 pm.  
17

18 **I. Old Business**

19 **1. Case # 15:14 – Applicants John Normand and Colleen Lawson, 75 South Road, North Hampton, NH,**  
20 **propose a Site Plan Review application under Essential Services to install a solar array garden in**  
21 **the rear of the property.** Property owners: John Normand and Colleen Lawson; Property location:  
22 75 South Road, North Hampton, NH; M/L: 008-109-000; Zoning District: R-1 High Density Residential  
23 District. The case is continued from the December 1, 2015 meeting.  
24

25 In attendance for this application:  
26 John Normand, owner – applicant  
27

28 Mr. Normand addressed the Board. Mr. Normand requested a 90 day extension for consideration of the  
29 application. He was still awaiting an analysis from the utility company regarding necessary upgrades to  
30 the electrical service in connection with the proposed construction of the solar array.  
31

32 Ms. Rowden suggested that the Board deny the application as incomplete.  
33

34 Mr. Kroner stated that continued extensions are not appropriate due to the fact that abutters cannot be  
35 kept reasonably informed if there is no set date for consideration of a complete application. He  
36 suggested a denial of the application as incomplete with the option of the Board waiving the application  
37 fees when the application was re-submitted in the future.  
38

39 Mr. Wilson agreed with Mr. Kroner. He stated that there was nothing to be gained from granting  
40 another extension at this time.  
41

42 **Mr. Wilson moved that the Planning Board deny without prejudice the application submitted by John**  
43 **Normand and Colleen Lawson for Case #15-14 Site Plan Review application under Essential Services to**  
44 **install a solar array garden in the rear of the property at 75 South Road as incomplete with a notation**  
45 **that a sense of the Board is that application fees (except abutter and public noticing) may be waived if**  
46 **the application is re-submitted in a reasonable time. Second by Mr. Jeffrey. The vote was unanimous**  
47 **in favor of the motion (6-0).**

48 **2. Case #16-01 – Applicant Paul J. Marston, V.P. & Treasurer, Bercrom, Inc., 38B South Road, North**  
49 **Hampton, NH for property located at 219 Lafayette Road, North Hampton, NH requests a Site Plan**  
50 **Review to demolish an existing vacant restaurant building and construct a 3-story self-storage**  
51 **facility with associated site improvements.** Site Plan Regulations waiver requests: Section X.F.3.b.1  
52 Architectural Standards – Roofs, Section X.F.3.b.7 Architectural Standards – Lighting. **The applicant**  
53 **also requests a Conditional Use Sign Permit for signage associated with the self-storage facility.**  
54 Zoning Ordinance waiver request: Section 506.6.K Wall Signs. Property owner: Same as Applicant.  
55 Property Location: 219 Lafayette Road, North Hampton, NH 03862; M/L: 021-002-000. Zoning  
56 District: Industrial – Business/Residential District. The Case is continued from the February 2, 2016  
57 meeting.

58  
59 In attendance for this application:

60 Paul Marston, owner – applicant  
61 Colin Dinsmore, engineer  
62 John Tuttle, architect

63  
64 Mr. Dinsmore addressed the Board. Mr. Dinsmore presented a revised plan set for construction of a  
65 80,000 square foot three-story self-storage building on a 2 ½ acre site within the aquifer protection  
66 district. The majority of the changes to the plans are related to the architecture of the building. Changes  
67 are as follows:

- 68 a. septic system approval added
- 69 b. landscape screening between this property and Greystone Village property added
- 70 c. building footprint increased by 5 feet due to architectural changes (footprint now 140 feet by  
71 195 feet)
- 72 d. leeching catch basin near the site entrance removed at request of NHDOT; grading added to the  
73 site to compensate for removal of catch basin
- 74 e. wall mounted light fixtures have been reconfigured with lower wattage to nearly eliminate light  
75 spillage noted at the last meeting
- 76 f. architectural changes made to bring the building into conformance with the spirit of the site  
77 plan regulations including a sloped roof along the front façade to help break up the roof line.

78  
79 Mr. Kroner asked the Application Review Committee (ARC) members of the Board to comment on the  
80 necessity of a waiver to the architectural standards section of the site plan regulations.

81  
82 Mr. Wilson stated that he believes that the current revised design complies with the site plan  
83 regulations. He believes that a waiver is no longer necessary.

84  
85 Mr. Jeffrey stated that the applicant made a good effort to show a staggered roof line and eliminate a  
86 big box look to the building.

87  
88 **Mr. Wilson moved that the Planning Board finds that a waiver to Site Plan Regulation Section X.F.3.b.1**  
89 **Architectural Standards – Roofs is not required based on the architectural renderings submitted on**  
90 **February 17, 2016. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

91  
92 **Mr. Wilson moved that the Planning Board accept the Site Plan Review application to demolish an**  
93 **existing vacant restaurant building and construct a 3-story self-storage facility with associated site**

94 **improvements at 219 Lafayette Road as complete. Second by Mr. Maggiore. The vote was unanimous**  
95 **in favor of the motion (6-0).**

96

97 Mr. Kroner presented the Town Engineer's review letter for the project. The letter detailed some minor  
98 administrative plan notes and a suggested site work performance guarantee.

99

100 Mr. Kroner opened the public hearing at 7:15 pm.

101

102 Arthur Lewis asked for clarification on how the site plantings would affect the sight distance for vehicles  
103 exiting Greystone Village. Mr. Dinsmore explained how the site plantings would not obstruct vehicle  
104 sight distance.

105

106 Ron Cohen asked for clarification regarding the additional tree plantings shown on the revised plan set.  
107 Mr. Dinsmore explained how the new trees would cover the open space below the canopy of the  
108 existing taller trees. Mr. Kroner explained that trees will only be added. The existing trees will not be cut.

109

110 Mr. Kroner closed the public hearing at 7:20 pm.

111

112 Mr. Derby asked if previous Board concerns regarding hours of operation and access are addressed in  
113 this revised plan set.

114

115 Mr. Dinsmore stated that the tentative hours of normal operation and access will be 6 am to 10 pm.

116

117 Ms. Monaghan asked if 24 hour access would be possible.

118

119 Mr. Marston stated that customers would be able to access the business outside of normal operation  
120 hours for an additional fee using a controlled, trackable electronic access card.

121

122 Ms. Rowden asked for clarification regarding hazardous materials prohibited by the Aquifer Protection  
123 District Ordinance.

124

125 Mr. Dinsmore presented an excerpt from the preliminary rental rules for the business which clarified the  
126 restricted hazardous materials and stated that there shall be no habitable occupancy of the site by  
127 humans or animals.

128

129 Mr. Derby suggested that the applicant try to quiet down the color scheme of the building. Seven  
130 different colors are used. Subdued colors work best in a New England environment.

131

132 Mr. Jeffrey stated that the colors used in the revised plan set are based on the applicant's discussions  
133 with the ARC committee to break up the monotone look of the building in an attempt to comply with  
134 the site plan regulations.

135

136 Mr. Wilson stated that the colors used in the revised plan set are muted. Varying colors helps to meet  
137 the intent of the site plan regulations. He has no objections to the color scheme presented in the  
138 current version of the plan set.

139

140 Ms. Rowden suggested a condition of approval that the actual color scheme used for the building be as  
141 close as possible to the presented rendering.

142

143 Mr. Wilson suggested that the condition of approval should state that the applicant make a reasonable  
144 effort to match the colors presented in the current revised plan set.

145

146 Ms. Rowden suggested that the note 'details by others' attached to the monument sign location be  
147 removed.

148

149 Mr. Jeffrey asked for clarification regarding fire apparatus turnaround details for the site. Mr. Dinsmore  
150 presented a supplemental page detailing the fire apparatus turnaround capabilities.

151

152 **Mr. Wilson moved that the Planning Board approve the Site Plan Review application for Case # 16-01**  
153 **to demolish an existing vacant restaurant building and construct a 3-story self-storage facility with**  
154 **associated site improvements at 219 Lafayette Road subject to the following conditions:**

155 **1. Applicant shall submit a recordable Mylar of the approved plan with signatures and seals affixed of**  
156 **all licensed professionals whose names appear on the plan. All conditions of approval shall be listed**  
157 **on the Mylar pursuant to NH RSA 676:3.III.**

158 **2. Applicant shall submit a Certificate of Monumentation, stamped and signed by a NH Licensed Land**  
159 **Surveyor, certifying that all monuments depicted on the plan have been properly set.**

160 **3. Applicant shall submit evidence of receipt of all required federal, state, and local permits, including**  
161 **but not limited to, NHDOT driveway, NHDES construction, and NHDES subsurface system approvals**  
162 **and shall note their numbers, as appropriate, on the recorded page of the plan.**

163 **4. Applicant shall provide a landscape performance surety in a form acceptable to the Town of North**  
164 **Hampton equal to 25% of the installed cost of the plantings to be held by the Town of North Hampton**  
165 **for two growing seasons to ensure prompt replacement of any dead plantings.**

166 **5. A note shall be added to the recorded page of the plan stating that "The normal hours of operation**  
167 **and access shall be 6:00am to 10:00pm with a provision made for access by special arrangement with**  
168 **management during off hours. Such access shall be trackable by management and documented."**

169 **6. Notes shall be added to the recorded page of the plan stating that "No hazardous materials as**  
170 **indicated in the application presented to the Planning Board shall be permitted to be stored, used, or**  
171 **kept on the site," and "No habitable occupancy of the site by humans or pets of any kind for any**  
172 **period whatsoever shall be permitted."**

173 **7. A note shall be added to the recorded page of the plan stating that "As nearly and reasonably**  
174 **possible, the colors indicated in Rev-C on sheet A1 of the architectural rendering included in the**  
175 **application presented to the Planning Board shall be used in the construction of the building."**

176 **8. Applicant shall remove "details by others" and add "location" to the note describing the monument**  
177 **sign locus on sheet C3 and all other pages of the plan set where it is indicated.**

178 **9. Applicant shall add a note to the recorded page of the plan stating that: "Plantings shall be**  
179 **maintained along frontage of the lot so that sight lines for vehicles approaching and exiting Greystone**  
180 **Way and the driveway to the site are not obstructed."**

181 **Second by Mr. Jeffrey.**

182 Discussion of the motion – Mr. Kroner suggested that a site work performance guarantee is not  
183 necessary for this project. Mr. Wilson agreed that a guarantee is not necessary.

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

185

186 Mr. Kroner presented the Conditional Use Permit – Sign applications for the wall sign and the  
187 monument sign associated with the building.

188  
189 Mr. Dinsmore requested a continuance of the application associated with the monument sign in order  
190 to revise the proposed sign to bring it into compliance with the sign ordinance. Mr. Dinsmore then  
191 presented the application for the proposed wall sign. The wall sign will consist of letters totaling  
192 approximately 89 square feet in size illuminated by downward lighting fixtures located under the alcove  
193 on the building façade. The wall sign required a waiver from Section 506.6.K of the zoning ordinance  
194 which limits wall signs to an area of 12 square feet. The larger size wall sign was necessary in order to be  
195 proportionate with the large size of the building and be visible from the roadway. There are similar size  
196 signs in the area.

197  
198 Mr. Maggiore stated that the recessed style of the proposed sign was aesthetically pleasing. The type of  
199 lighting proposed should be dark sky compliant.

200  
201 Mr. Jeffrey stated that the size of the sign is proportional to the area where it will be mounted on the  
202 building.

203  
204 Mr. Kroner opened the public hearing associated with the applicant’s wall sign waiver request at 8:15  
205 pm. A drawing of the proposed wall sign was shown to the audience. No comments were made.  
206 Mr. Kroner closed the public hearing at 8:17 pm.

207  
208 **Mr. Wilson moved that the Planning Board grant a waiver to Section 506.6.K of the Town of North**  
209 **Hampton Zoning Ordinance to allow a wall sign with an area of approximately 89.4 square feet to be**  
210 **installed on the face of the building for the Seacoast Storage facility at 219 Lafayette Road. Second by**  
211 **Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

212  
213 **Mr. Wilson moved that the Planning Board approve the Conditional Use Permit – Sign application for**  
214 **a wall sign with an area of approximately 89.4 square feet to be installed on the face of the building**  
215 **for the Seacoast Storage facility at 219 Lafayette Road subject to the following condition:**  
216 **1. The illumination of the wall sign shall be downwardly directed and shielded from horizontal**  
217 **projection to avoid glare and distraction for drivers.**  
218 **Second by Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

219  
220 Mr. Dinsmore requested a continuance for the monument sign application.

221  
222 **Mr. Wilson moved that the Planning Board grant a continuance of the Conditional Use Permit – Sign**  
223 **application for the monument sign associated with the Seacoast Storage facility project to the April 5,**  
224 **2016 meeting upon the condition that the applicant submits a written request. Second by Mr.**  
225 **Maggiore. The vote was unanimous in favor of the motion (6-0).**

## 226 II. Other Business

227 a. Review of cell tower performance guarantee.

228 Mr. Milner presented a communication from Town Administrator Paul Apple notifying the Planning  
229 Board of the termination of a performance guarantee associated with the 2000 co-location of an  
230 antenna and equipment on the cell tower located on South Road. Mr. Milner stated that many changes

231 to the equipment have occurred over the last 16 years. Recent changes in the law have limited the  
232 ability of local boards to regulate co-location activities. In his opinion, the guarantee is no longer  
233 necessary or enforceable.

234

235 Ms. Rowden stated that, in most cases, Planning Boards have no authority to regulate cell tower co-  
236 locations or minor modifications. She sees no reason for the bond to be held.

237

238 Mr. Wilson stated the Planning Board's consensus without objection that the issue of liability to the  
239 Town of North Hampton for the removal of an abandoned cell tower should be researched. The matter  
240 of securing financial surety for the existing cell towers should be a function of the Select Board. The  
241 Planning Board expressed its gratitude for bringing the matter to its attention and keeping the Planning  
242 Board informed of the situation so that it may take appropriate action if cell tower applications are  
243 presented to the Planning Board in the future.

244

245 b. Minutes.

246 Mr. Kroner presented the minutes of the February 16, 2016 Planning Board meeting.

247 **Mr. Wilson moved that the Planning Board accept the minutes of the February 16, 2016 Planning**  
248 **Board meeting as written. Second by Ms. Monaghan. The vote was 5-0-1 in favor of the motion**  
249 **with Mr. Jeffrey abstaining.**

250

251 c. Correspondence.

252 On behalf of the Planning Board, Mr. Wilson presented Mr. Kroner with a token of appreciation and  
253 sincere gratitude for Mr. Kroner's many years of service (11 total years, 5 years as Chair). Mr. Wilson  
254 noted Mr. Kroner's many contributions benefitting the Town of North Hampton. In addition, Mr.  
255 Kroner's steady leadership as Chair and his extensive knowledge of the Town's properties and history  
256 have greatly aided the Planning Board in performing its duties.

257

258 Mr. Kroner stated that he was honored to have served the Town of North Hampton and hopes to serve  
259 the Town in other capacities in the future.

260

261 The meeting was adjourned at 8:54 pm without objection.

262

263 Respectfully submitted,

264

265

266

267 Rick Milner

268 Recording Secretary