



Meeting Minutes
North Hampton Planning Board
Tuesday, April 5, 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.
11

12 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Dan Derby, Phil Wilson, Josh
13 Jeffrey, Terry Belluche, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit
14 Rider; and Rick Milner, Recording Secretary
15

16 Chair Harned called the meeting to order at 6:35 pm.
17

18 **I. Old Business**

19 **1. Case #16-01 – Applicant Paul J. Marston, V.P. & Treasurer, Bercrom, Inc., 38B South Road,**
20 **North Hampton, NH for property located at 219 Lafayette Road, North Hampton, NH requests:**

21 **A. Conditional Use Permit for commercial use within the Aquifer Protection District associated**
22 **with Site Plan conditional approval to demolish an existing vacant restaurant building and**
23 **construct a 3-story self-storage facility with associated site improvements.**

24 **B. Withdrawal of Conditional Use Permit-Sign application for monument sign associated with Site**
25 **Plan conditional approval.**

26 Property owner: Paul J. Marston, V.P. & Treasurer, Bercrom, Inc., 38B South Road, North Hampton,
27 NH. Property Location: 219 Lafayette Road, North Hampton, NH 03862. M/L: 021-002-000. Zoning
28 District: Industrial – Business/Residential District. The Case is continued from the March 1, 2016
29 meeting.
30

31 In attendance for this application:

32 Paul Marston, owner – applicant

33 Colin Dinsmore, engineer
34

35 Mr. Harned presented the Conditional Use Permit for commercial use within the Aquifer Protection
36 District.
37

38 Mr. Milner explained that, due to an oversight at the March 1 meeting, the conditional use permit was
39 not discussed along with the site plan approval for the self-storage facility project.
40

41 Ms. Rowden confirmed that the conditional use permit application was submitted along with the site
42 plan application. Ms. Rowden stated that she and the Town Engineer had no concerns regarding
43 granting the conditional use permit for commercial use within the Aquifer Protection District. The
44 approved site plan complies with all other aspects of the Aquifer Protection Ordinance.
45

46 Mr. Harned opened the public hearing at 6:39 pm. No comments were made. Mr. Harned closed the
47 public hearing at 6:40 pm.

48 **Mr. Wilson moved that the Planning Board grant the Conditional Use Permit for commercial use**
49 **within the Aquifer Protection District associated with Site Plan conditional approval for the Seacoast**
50 **Storage facility project. Second by Ms. Monaghan. The vote was unanimous in favor of the motion**
51 **(7-0).**

52

53 Mr. Harned notified the Board that the applicant has withdrawn the Conditional Use Permit-Sign
54 application for monument sign associated with the self-storage facility project.

55

56 **II. New Business**

57 **1. Case #16-04 – Applicant Neil L. Harvey, Jr., 80 Lafayette Road, North Hampton, NH 03862**
58 **requests a two (2) lot subdivision of property.** Subdivision Regulations waiver request: Section
59 VIII.B.15 Existing and proposed topographic contours. Property Owner: Neil L. Harvey, Jr., 80
60 Lafayette Road, North Hampton, NH 03862; Property Location: 80 Lafayette Road, North Hampton,
61 NH; M/L 013-003-000; Zoning District: Industrial - Business/Residential District.

62

63 In attendance for this application:

64 Matt Steinel, engineer

65

66 Mr. Steinel addressed the Board. Mr. Steinel stated that the applicant was seeking approval for a two lot
67 subdivision of property at 80 Lafayette Road. The property is approximately 4.9 acres in size. The two
68 proposed lots would meet the zoning ordinance frontage and area requirements. Testing has confirmed
69 the soil's suitability to meet state septic requirements for the lots. Applications for NHDES subdivision
70 approval and NHDOT proposed driveway approval have been submitted to the State of NH. Mr. Steinel
71 further stated that the plan submitted with the subdivision application will be revised by moving the
72 proposed lot line separating the two new lots at the request of NHDES. The lot line will be straightened
73 to avoid crossing the existing well's 75 foot radius.

74

75 Ms. Rowden stated that she believes that the waiver request is not necessary. Existing topography has
76 been presented. There is no proposed use associated with the subdivision that requires the presentation
77 of a proposed topography.

78

79 Mr. Harned asked for clarification regarding the location of the proposed driveway for Lot 2 (northerly
80 lot). There were two driveway openings shown on the plan.

81

82 Mr. Steinel stated that the more northerly driveway location was proposed in the NHDOT driveway
83 permit application.

84

85 Mr. Wilson asked how the lot line revision will change the areas of the two lots shown on the plan set
86 submitted to the Board.

87

88 Mr. Steinel stated that Lot 2 (northerly lot) frontage will be reduced by approximately 25 feet. The area
89 for Lot 2 will be reduced by approximately 0.04 acres.

90

91 Mr. Harned presented the waiver request to the Board.

92

93 **Mr. Wilson moved that the Planning Board finds that the waiver request for Subdivision Regulations**
94 **Section VIII.B.15 Existing and proposed topographic contours is not necessary. Second by Ms.**
95 **Monaghan. The vote was unanimous in favor of the motion (7-0).**

96

97 Mr. Wilson asked for the revision date noted on the revised plan in order to distinguish the actual
98 version of the plan which the Board may conditionally approve.

99

100 Mr. Steinel stated that the revision date for the plan showing the revised lot line for the proposed two
101 lot subdivision at 80 Lafayette Road is March 15, 2016.

102

103 **Mr. Wilson moved that the Planning Board accept the application for a two (2) lot subdivision of**
104 **property at 80 Lafayette Road as complete. Second by Ms. Monaghan. The vote was unanimous in**
105 **favor of the motion (7-0).**

106

107 Mr. Harned opened the public hearing at 6:56 pm. No comments were made. Mr. Harned closed the
108 public hearing at 6:57 pm.

109

110 Mr. Wilson asked if the Board should add as a condition of approval the proposed use of a four bedroom
111 home for Lot 2 noted on the NHDES subdivision application.

112

113 Ms. Rowden stated that, since the property lies in the Industrial-Business/Residential District, other uses
114 may be allowed. Future allowable uses should not be restricted at this time. Future proposed uses may
115 be reviewed using the site plan review process.

116

117 David Choate addressed the Board. Mr. Choate stated that he has been working with the applicant for
118 two years on a variety of proposed uses for the property. The current intention is to preserve the
119 existing home on Lot 1 (southerly lot) for residential use and subdivide the remaining property (Lot 2)
120 that is too expensive for a prospective homebuyer for use as a commercial lot. Any restriction regarding
121 allowable use attached to the subdivision approval at this time would be in contradiction to the zoning
122 ordinance.

123

124 Mr. Maggiore stated that, based on the information presented by speakers at the meeting, he should
125 recuse himself from further discussions of this case. Mr. Maggiore stepped down from the Board.

126

127 Mr. Derby stated that triggers are in place to ensure Planning Board review of changes in proposed uses
128 for the property. The proposed intents at this time are not relevant to the subdivision approval.

129

130 **Mr. Derby moved that the Planning Board approve the Subdivision application for a two (2) lot**
131 **subdivision of property at 80 Lafayette Road subject to the following conditions:**

132 **1. Applicant shall submit a recordable Mylar of the approved plan (Revision date March 15, 2016**
133 **version) with signatures and seals affixed of all licensed professionals whose names appear on the**
134 **plan. All conditions of approval shall be listed on the Mylar pursuant to NH RSA 676:3.III.**

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

137 **3. A note shall be added to the recorded page of the plan indicating the NHDOT driveway permit**
138 **approval number.**

- 139 **4. A note shall be added to the recorded page of the plan indicating the NHDES subdivision approval**
140 **number.**
141 **5. Tax map, block, lot number shall be corrected to indicate the correct Map 13, Lot 3 designation.**
142 **6. Planning Board signature block shall be corrected to indicate Town of North Hampton, NH Planning**
143 **Board.**
144 **7. All fees incurred by the Planning Board, including but not limited to, consulting, engineering and**
145 **legal fees, have been paid by the applicant.**
146 **Second by Mr. Belluche. The vote was unanimous in favor of the motion (6-0).**

147
148 Mr. Maggiore returned to the Board.

149
150 **III. Other Business**

151 a. Minutes.

152 Mr. Harned presented the minutes of the March 15, 2016 Planning Board meeting.

153 **Ms. Monaghan moved that the Planning Board accept the minutes of the March 15, 2016 Planning**
154 **Board meeting as written. Second by Mr. Wilson. The vote was 6-0-1 in favor of the motion with Mr.**
155 **Belluche abstaining.**

156
157 b. Correspondence.

158 Ms. Monaghan asked Board members to begin compiling information for discussion of proposed 2017
159 zoning amendments at the next meeting.

160 Ms. Rowden stated that she is prepared to give the Board a presentation regarding stormwater
161 regulations at the next meeting.

162 Mr. Maggiore provided an update regarding the Town of North Hampton's efforts to complete MS-4
163 stormwater regulation compliance requirements.

164
165 The meeting was adjourned at 7:29 pm without objection.

166
167 Respectfully submitted,

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169
170
171 Rick Milner
172 Recording Secretary