



Meeting Minutes
North Hampton Planning Board
Tuesday, November 1, 2016 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 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Dan Derby, 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 None.

20
21 **II. New Business**

- 22 **1. Case #16:14 – Applicant: Brooks Rankin, Workout Anytime, LLC, 77 Hersey Street, Portland,**
23 **ME 04103.** The Applicant requests a Conditional Use Sign Permit for signage associated with
24 fitness club business. Zoning Ordinance waiver request: Section 506.6.K Wall Signs. Property
25 owner: W/S North Hampton Properties OP, LLC; Property Location: Lafayette Crossing, 35
26 Lafayette Road, North Hampton, NH 03862; M/L: 007-053-000; Zoning District: Industrial –
27 Business/Residential District.

28
29 In attendance for this application:

30 Brooks Rankin, applicant.

31
32 Mr. Rankin addressed the Board. Mr. Rankin stated that he was requesting to place an approximately 24
33 foot wide by 3 foot high wall sign along the 60 foot frontage of the building space containing his fitness
34 club business. The size of the proposed sign was necessary in order to be visible across the large parking
35 lot setback from the roadway.

36
37 Mr. Harned asked if the business would have an additional ground sign.

38
39 Mr. Rankin stated that there was no space available on the existing multi-tenant sign for the property.
40 There would be no ground sign.

41
42 Ms. Rowden stated that the proposed sign appears to be consistent with signs previously approved for
43 the Lafayette Crossing plaza.

44
45 Mr. Harned presented the waiver request to the Board.

46 Mr. Harned opened the public hearing connected to the waiver request for the proposed sign at 6:41
47 pm. No comments were made. Mr. Harned closed the public hearing at 6:42 pm.

48 **Ms. Monaghan moved that the Planning Board grant the waiver for the wall sign as presented by the**
49 **Workout Anytime business. Second by Mr. Wilson. The vote was unanimous in favor of the motion**
50 **(7-0).**

51
52 **Mr. Wilson moved that the Planning Board approve the conditional use permit application submitted**
53 **by the Workout Anytime business for the wall sign to be placed over the front entrance of the**
54 **business location. Second by Mr. Jeffrey. The vote was unanimous in favor of the motion (7-0).**

55
56 **2. Case #16:15 – Applicant: D.D. Cook Builders, Inc., P.O. Box 697, Greenland, NH 03840.** The
57 Applicant requests a lot line adjustment for properties located along Mill Road. Property
58 Owner: Russell W. Jeppesen, P.O. Box 9, Greenland, NH 03840; Property Locations: adjacent to
59 80 Mill Road, North Hampton, NH; M/L 007-002-001, 007-002-002, and 007-002-003; Zoning
60 District: R-1, High Density District.

61
62 In attendance for this application:
63 Donald Cook, applicant; John Chagnon, engineer for the applicant.

64
65 Mr. Chagnon addressed the Board. Mr. Chagnon explained that the proposed lot line adjustment plan
66 would increase the area for lots 007-002-001 and 007-002-002 in order for the lots to be in conformance
67 with zoning ordinance requirements to build duplexes on both lots.

68
69 Mr. Harned opened the public hearing at 6:49 pm.

70
71 Seavie Rideout addressed the Board. Mr. Rideout asked for clarification on the allowed size of a lot for
72 the construction of duplexes. He stated that currently a lot of water runs off of lots 007-002-001 and
73 007-002-002 onto his property. He is concerned that construction of duplexes would increase the
74 amount of water run-off onto his property. Trees that help mitigate water run-off would be cut. The
75 amount of impervious surface would increase with the larger size of duplexes. He is opposed to the
76 construction of duplexes.

77
78 Mr. Harned explained that the proposed lot line adjustment will bring the lots into conformance with
79 the zoning ordinance requirements for lot size connected to construction of duplexes.

80
81 Mr. Harned closed the public hearing at 6:53 pm.

82
83 Ms. Monaghan asked if there was anything that the Planning Board could do to address the water run-
84 off issue.

85
86 Ms. Rowden stated that there was a relatively small chance that any development would increase the
87 water run-off that already exists naturally.

88
89 Mr. Chagnon stated that a culvert for the water run-off currently exists. He suggested that some
90 topography elements could be constructed to aid the efficiency of the culvert.

91
92 Mr. Derby asked if there was a way to ensure that appropriate measures are in place to mitigate water
93 run-off.

94

95 Ms. Rowden stated that a condition of approval for the lot line adjustment plan could be that a
96 stormwater drainage analysis be conducted to show that any proposed development did not increase
97 the amount of water run-off above the level that occurs naturally.
98

99 Mr. Wilson suggested language for a condition of approval which required the submittal of a
100 development plan for each lot and a stormwater drainage analysis for each lot indicating that the
101 proposed development will not increase stormwater run-off onto abutting lots.
102

103 The Board came to a consensus without objection that Mr. Wilson's suggested language was sufficient
104 to address the water run-off issue.
105

106 **Mr. Derby moved that the Planning Board take jurisdiction of the lot line adjustment application for**
107 **properties designated as Map/Lot 007-002-001, 007-002-002, and 007-002-003. Second by Mr.**
108 **Maggiore. The vote was unanimous in favor of the motion (7-0).**
109

110 Mr. Harned re-opened the public hearing at 7:37.
111

112 Mr. Rideout stated that his concerns regarding stormwater run-off are derived from his desire to protect
113 the substantial amount of wetlands located on his property.
114

115 Mr. Harned closed the public hearing at 7:40 pm.
116

117 **Mr. Wilson moved that the Planning Board approve the Lot Line Adjustment application for Case**
118 **#16:15 to adjust lot lines for properties designated as Map/Lot 007-002-001, 007-002-002, and 007-**
119 **002-003 subject to the following conditions:**

120 **1. Before the Building Inspector issues a Building Permit for each lot of the three lots of this**
121 **subdivision (007-002-001, 007-002-002, and 007-002-003):**

122 **A. The applicant for the Building Permit shall submit a development plan for the lot that is**
123 **complete and sufficient for a Building Permit to be issued, and**

124 **B. The applicant for the Building Permit shall submit a drainage analysis for the subject lot that**
125 **has been reviewed and verified by the Town Engineer and that demonstrates that the proposed**
126 **development on the subject lot will not increase stormwater run-off to abutting lots.**

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

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

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

135 **5. Applicant shall submit a check made payable to the Rockingham County Registry of Deeds in the**
136 **amount of \$25.00 for mandatory state fee to fund the Land and Community Heritage Investment**
137 **Program (LCHIP).**

138 **6. All fees incurred by the Planning Board including, but not limited to, consulting, engineering and**
139 **legal fees, have been paid by the applicant.**

140 **7. There shall be no changes to the approved site plan on the recordable mylar except to meet these**
141 **conditions of approval.**

142 **Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).**
143

144 **3. Case #16:16 – Applicant: PSNH dba Eversource Energy, 13 Legends Way, Hooksett, NH 03106.**

145 The Applicant requests a site plan review for the replacement of nine (9) utility poles along an
146 existing Eversource transmission line. The Applicant also requests a Conditional Use Permit to
147 allow the erection of a new structure within the Wetlands Conservation District and/or its buffer
148 area. The Applicant also requests several waivers from the Town of North Hampton Regulations.
149 Property Owner: Sagamore Hampton Golf Club, Inc., 101 North Road, North Hampton, NH
150 03862; Property Locations: adjacent to both sides of Interstate 95 south of Post Road and
151 Lovering Road, North Hampton, NH 03862; M/L: 018-037-000, 018-058-000, 018-059-000, and
152 018-060-000; Zoning Districts: R-1 High Density District, R-2 Medium Density District, and
153 Wetlands Conservation District.

154
155 In attendance for this application:

156 John Casey – Eversource Energy, applicant.
157

158 Mr. Casey addressed the Board. Mr. Casey stated that Eversource Energy intended to replace nine (9)
159 utility poles on both sides of Interstate 95 due to the deteriorated condition of the poles and upgrade
160 the quality of the structures to meet improved standards for interstate highway crossings. Timber mats
161 and a work platform will be used during construction to protect the wetlands in the area.
162

163 Mr. Harned presented the applicant's waiver request to the Board. Waivers from several site plan
164 regulations were requested.
165

166 Mr. Wilson stated that the listed site plan regulations were not applicable to this project.
167

168 Mr. Harned stated that the waiver request was reasonable.
169

170 Mr. Harned opened the public hearing at 7:59 pm.
171

172 Clyde Janvrin addressed the Board. Mr. Janvrin asked for clarification on the location of the proposed
173 work. Mr. Casey indicated the area of the proposed work.
174

175 Mr. Harned closed the public hearing at 8:00 pm.
176

177 **Mr. Wilson moved that the Planning Board grant the waivers from the Town of North Hampton Site**
178 **Plan Regulations Sec. IV.E.2.a, b, c, d, e, f, g, h; Sec. VIII.B.11, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25,**
179 **26, 27; Sec. IX.D.2, 3, 4.b & c; Sec. X.A.9; Sec. X.B.4; Sec. X.C.1, 2; Sec. X.D.1, 2, 3, 5, 5.b, 5.c; Sec. X.E;**
180 **Sec. X.G.1, 2; Sec. X.J; Sec. XI.8; and Sec. XIV to allow the replacement of nine (9) utility poles along an**
181 **existing Eversource transmission line. Second by Ms. Monaghan. The vote was unanimous in favor of**
182 **the motion (7-0).**
183

184 **Mr. Wilson moved that the Planning Board take jurisdiction of the site plan application for the**
185 **replacement of nine (9) utility poles along an existing Eversource transmission line. Second by Ms.**
186 **Monaghan. The vote was unanimous in favor of the motion (7-0).**
187

188 Mr. Harned opened the public hearing at 8:02 pm. No comments were made. Mr. Harned closed the
189 public hearing at 8:03 pm. Mr. Harned presented the conditional use permit application to the Board.

190

191 **Mr. Wilson moved that the Planning Board grant the Conditional Use Permit to allow replacement of**
192 **nine (9) utility poles along an existing Eversource transmission line within the Wetlands Conservation**
193 **District pursuant to Section 409.10 of the Town of North Hampton Zoning Ordinance. Second by Ms.**
194 **Monaghan. The vote was unanimous in favor of the motion (7-0).**

195

196 Mr. Harned presented the site plan application to the Board.

197

198 **Mr. Belluche moved that the Planning Board approve the Site Plan Review application for Case #16:16**
199 **to replace nine (9) utility poles along an existing Eversource transmission line on properties adjacent**
200 **to both sides of Interstate 95 south of Lovering Road and southwest of Post Road subject to the**
201 **following conditions:**

202 **1. Applicant shall submit evidence of receipt of NHDES wetlands permit approval and shall note the**
203 **permit number, as appropriate, on the plan.**

204 **2. Applicant shall add a note to the plan indicating Planning Board approval of Conditional Use Permit**
205 **to allow construction of nine (9) utility poles within the Wetlands Conservation District pursuant to**
206 **Section 409.10 of the Town of North Hampton Zoning Ordinance and the date of approval (November**
207 **1, 2016).**

208 **3. Applicant shall add a note to the plan indicating Planning Board approval of waivers from the**
209 **following sections of the Town of North Hampton Site Plan Regulations:**

210 **Sec. IV.E.2.a, b, c, d, e, f, g, h; Sec. VIII.B.11, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27;**

211 **Sec. IX.D.2, 3, 4.b & c; Sec. X.A.9; Sec. X.B.4; Sec. X.C.1, 2; Sec. X.D.1, 2, 3, 5, 5.b, 5.c; Sec. X.E;**

212 **Sec. X.G.1, 2; Sec. X.J; Sec. XI.8; Sec. XIV. The note shall include the date of approval (November 1,**
213 **2016).**

214 **Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).**

215

216 **4. Case #16:17 – Applicant: Seacoast Birth and Family Connection, LLC, 7 Taft Road, Portsmouth,**
217 **NH 03801.** The Applicant requests a site plan review to amend previous site plan approval by
218 constructing a 4,400 square foot two-story building addition and expanded parking area.
219 Property Owner: Seacoast Birth and Family Connection, LLC, 7 Taft Road, Portsmouth, NH
220 03801; Property Location: 165 Lafayette Road, North Hampton, NH 03862; M/L: 017-099-000;
221 Zoning District: I-B/R, Industrial – Business/Residential District.

222

223 In attendance for this application:

224 Michelle Brewster, applicant; Joe Coronati, engineer for the applicant.

225

226 Mr. Coronati addressed the Board. Mr. Coronati stated that the applicant plans to construct a 4,400
227 square foot addition on the back of the existing building. The addition would include 4,000 square feet
228 of retail space. Mr. Coronati presented the following plan details:

229 a. The property is located in the Aquifer Protection District. A hydrogeological study as required by
230 the zoning ordinance has been completed.

231 b. A parking lot will be constructed in front of and along the side of the building. The area will
232 include twenty (20) paved parking spaces.

233 c. The septic system with a 6,000 square foot leach field is adequate to handle the requirements of
234 the additional space and proposed use.

- 235 d. The drainage design uses two (2) rain gardens to infiltrate stormwater run-off.
236 e. NHDOT driveway permit has been submitted for the parking lot access.
237 f. Landscaping requirement detailed in the site plan regulations for open area of the parking lot
238 may not apply to this site. There is landscaping around the building and around the edges of the
239 parking lot proposed.

240

241 Ms. Rowden stated that adherence to the site plan regulation landscaping requirement is not necessary
242 for this project. The proposed parking lot is not expansive. The regulation is intended for larger sites.

243

244 Mr. Derby stated that the proposed parking lot is broken up by the features of the site. He agrees with
245 Ms. Rowden that the extra parking lot landscaping is not necessary.

246

247 Ms. Monaghan asked for clarification regarding the intended uses for the additional spaces.

248

249 Ms. Brewster explained that the spaces would be used for various retail purposes associated with
250 supporting families, parenting, etc. The building addition would retain the look of a residential home.
251 Small businesses would be contained wholly within the addition.

252

253 Mr. Wilson asked for clarification regarding the maintenance program and life expectancy of the
254 proposed rain gardens.

255

256 Mr. Coronati referred to the design considerations and maintenance notes on the detail sheet of the
257 plan which indicated annual inspection of the rain gardens, replacement of dead vegetation, and
258 removal of invasive species.

259

260 Mr. Wilson suggested that the submittal to the Town of North Hampton of an annual report indicating
261 that the rain gardens are functioning as designed be a condition of approval.

262

263 Ms. Monaghan asked for clarification regarding the placement of the light poles.

264

265 Mr. Coronati stated that the light poles could not be placed as required by the zoning ordinance due to
266 the small size of the lot.

267

268 Ms. Rowden stated that a variance would be necessary if the light poles were constructed in the
269 locations indicated on the site plan.

270

271 Mr. Coronati stated that he may have the lighting design revised to comply with the zoning ordinance.

272

273 **Mr. Maggiore moved that the Planning Board take jurisdiction of the amended site plan application to**
274 **construct a 4,400 square foot two-story building addition and expanded parking area at 165 Lafayette**
275 **Road property. Second by Mr. Belluche. The vote was unanimous in favor of the motion (7-0).**

276

277 Mr. Harned opened the public hearing at 8:31 pm. No comments were made. Mr. Harned closed the
278 public hearing at 8:32 pm.

279

280 **Mr. Wilson moved that the Planning Board approve the Site Plan Review application for Case #16:17**
281 **to amend previous site plan approval by constructing a 4,400 square foot two-story building addition**
282 **and expanded parking area at 165 Lafayette Road property subject to the following conditions:**
283 **1. Applicant shall submit evidence of receipt of variance granted by the Zoning Board of Adjustment**
284 **for placement of light poles pursuant to Section 515.4.B of the Town of North Hampton Zoning**
285 **Ordinance or submit a revised site plan which indicates lighting in full compliance with the Town of**
286 **North Hampton Zoning Ordinance.**
287 **2. All luminaires proposed in the site plan application shall comply with dark sky standards.**
288 **3. The property owner shall submit on September 1 of each year a report concerning the rain gardens**
289 **proposed in the site plan application which indicates that the rain gardens are functioning as**
290 **designed.**
291 **4. Applicant shall submit a letter from the Town Engineer indicating that all of the Town Engineer's**
292 **site plan application review concerns have been satisfied.**
293 **5. If a certificate of occupancy is requested for the site prior to the completion of all elements of the**
294 **site plan, the property owner shall submit a cost estimate of all proposed development that has not**
295 **been completed. The cost estimate shall be verified by the Town Engineer. The property owner shall**
296 **deposit with the Town of North Hampton a performance guarantee equal to the verified amount of**
297 **cost to complete the proposed development prior to the issuance of a certificate of occupancy.**
298 **6. Applicant shall submit a recordable mylar of the approved plan with signatures and seals affixed of**
299 **all licensed professionals whose names appear on the plan. All conditions of approval shall be listed**
300 **on the Mylar pursuant to NH RSA 676:3.III.**
301 **7. Applicant shall submit a Certificate of Monumentation, stamped and signed by a NH Licensed Land**
302 **Surveyor, certifying that all monuments depicted on the plan have been properly set.**
303 **8. Applicant shall submit evidence of receipt of all required federal, state, and local permits including,**
304 **but not limited to, NHDOT driveway and NHDES subsurface system approvals and shall note their**
305 **numbers, as appropriate, on the recorded page of the plan.**
306 **9. Applicant shall submit a check made payable to the Rockingham County Registry of Deeds in the**
307 **amount of \$25.00 for mandatory state fee to fund the Land and Community Heritage Investment**
308 **Program (LCHIP).**
309 **Second by Mr. Maggiore. The vote was unanimous in favor of the motion (7-0).**

310
311 **5. Case #16:18 – Applicant: Logic Enterprises, LLC, 108 Lafayette Road, North Hampton, NH**
312 **03862. The Applicant requests a site plan review to amend previous site plan approval by**
313 **demolishing an existing vehicle dealership building and constructing a new 9,705 square foot**
314 **vehicle dealership building with associated site improvements. The Applicant also requests a**
315 **waiver from Site Plan Regulations Section VIII.B.20 and Section X.C.2 – Stormwater Drainage**
316 **Control Plan. Property Owner: Logic Enterprises, LLC, 108 Lafayette Road, North Hampton, NH**
317 **03862; Property Location: 108 Lafayette Road, North Hampton, NH 03862; M/L: 013-028-000;**
318 **Zoning District: I-B/R, Industrial – Business/Residential District.**
319

320 In attendance for this application:
321 Joe Coronati, engineer for the applicant.

322
323 Mr. Coronati addressed the Board. Mr. Coronati stated that, after the applicant's previously approved
324 temporary use of the existing building ends within the next year, the applicant intends to demolish the
325 existing 5,560 square foot building and construct a 9,705 square foot vehicle dealership building with
326 associated site improvements.

327 Mr. Coronati presented the following plan details:

- 328 a. The primary use of the site will be for the sale of high end used cars and motorcycles.
- 329 b. Existing fences will be removed.
- 330 c. A new septic system leach field will be placed at the front of the site.
- 331 d. A mezzanine office area will be added to the plan. Parking design will be revised to
- 332 accommodate this use.
- 333 e. Two current curb cuts (one on Elm Road and one on Lafayette Road) will be eliminated.
- 334 f. Landscaping requirement detailed in the site plan regulations for open area of the parking lot
- 335 may not apply to this site. There is landscaping around the building and around the edges of the
- 336 parking lot proposed.
- 337 g. The applicant is requesting a waiver from the stormwater drainage analysis requirement. The
- 338 proposed plan will reduce the amount of impervious coverage from 92.5 % to 81.6%.
- 339 h. The lighting design re-uses the existing light poles with new LED fixtures attached. The location
- 340 of the poles does not conform to the zoning ordinance requirements.

341
342 Ms. Rowden and Mr. Milner stated that the intended use of the service area indicated on the site plan
343 must be more clearly defined in order to accurately determine the parking requirements for the site and
344 whether a special exception from the Zoning Board of Adjustment is necessary.

345
346 Mr. Harned asked the Board for comments regarding the stormwater drainage analysis requirement.

347
348 Mr. Wilson stated that, since the plan indicates the removal or reclamation of pavement, he believes
349 that a drainage analysis is necessary for this project.

350
351 Mr. Harned stated that drainage calculations are necessary in his opinion due to the large amount of
352 impervious surface.

353
354 Mr. Coronati officially withdrew the request for a waiver from the site plan regulations stormwater
355 drainage analysis requirement. Mr. Coronati requested that consideration of the site plan application for
356 the vehicle dealership construction at 108 Lafayette Road be continued to the December 6, 2016
357 meeting.

358
359 **Mr. Wilson moved that the Planning Board grant a continuance of Case #16:18 to the December 6,**
360 **2016 meeting. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).**

361
362 **III. Other Business**

- 363 1. Review of proposed 2017 proposed zoning amendments.

364 Mr. Harned presented the finalized revisions to Section 302 Definitions and Section 507 Home
365 Occupation of the Town of North Hampton Zoning Ordinance.

366
367 **Ms. Monaghan moved that the Planning Board schedule a public hearing at the November 15, 2016**
368 **Planning Board meeting to consider the adoption of the Town of North Hampton Zoning Ordinance**
369 **Section 302 Definitions and Section 507 Home Occupation revisions language for inclusion on the 2017**
370 **Town Warrant. Second by Mr. Maggiore. The vote was unanimous in favor of the motion (7-0).**

371
372
373

374 2. Minutes.

375 Mr. Harned presented the minutes of the October 18, 2016 Planning Board meeting.

376 **Ms. Monaghan moved that the Planning Board accept the minutes of the October 18, 2016 Planning**
377 **Board meeting as written. Second by Mr. Jeffrey. The vote was 5-0-2 in favor of the motion with Mr.**
378 **Wilson and Mr. Belluche abstaining.**

379

380 The meeting was adjourned at 9:26 pm without objection.

381

382 Respectfully submitted,

383

384

385

386 Rick Milner

387 Recording Secretary

DRAFT