

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**March 18, 2020 – 7:00 p.m.**

**PRESENT:** Tracy Emerick, Chair  
Alex Loiseau, Clerk  
Fran McMahan  
Mark Olson  
Keith Lessard  
James Waddell, Selectman Member  
Jason Bachand, Town Planner

**ABSENT:** Ann Carnaby, Vice Chair  
Laurie Olivier, Office Manager/Planning

**I. CALL TO ORDER**

Chairman Emerick commenced the meeting at 7:00 p.m.

**II. ELECTION OF OFFICERS**

Mr. McMahan wished to proceed with the Election of Officers. He said that he believes it makes sense to keep the same slate that the Board currently has.

**MOTION** by Mr. McMahan to nominate Tracy Emerick for the position of Chair.

**SECOND** by Mr. Olson.

No other nominations were presented.

**VOTE: 5 – 0 – 1 (Emerick)**

**MOTION PASSED.**

**MOTION** by Mr. McMahan to nominate Ann Carnaby for the position of Vice Chair.

**SECOND** by Mr. Waddell.

No other nominations were presented.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**MOTION** by Mr. McMahan to nominate Alex Loiseau as Clerk.

**SECOND** by Mr. Olson.

No other nominations were presented.

**VOTE: 5 – 0 – 1 (Loiseau)**

**MOTION PASSED.**

Mr. Bachand noted that we also have the appointment of Planning Board Alternates to new three-year terms on this evening's agenda (under "Other Business" below). Brendan McNamara and Steven Miller are due for re-appointment, and wish to continue serving as Alternates.

**MOTION** by Mr. McMahan to appoint Brendan McNamara to a new three-year term as an Alternate.

**SECOND** by Mr. Olson.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

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**MOTION** by Mr. McMahon to appoint Steven Miller to a new three-year term as an Alternate.

**SECOND** by Mr. Waddell.

**VOTE: 6 – 0 – 0**

**MOTION PASSED**

**Due to the current COVID-19 situation, Mr. Bachand recommended to the Board, as a motion, that it continue all matters on this evening’s agenda which were not already taken up to the April 1, 2020 meeting, except for the Master Plan Session items which would be moved to the April 15, 2020 meeting.**

**MOVED** by Mr. Lessard.

**SECOND** by Mr. Olson.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**III. ATTENDING TO BE HEARD**

**Master Plan Session #10**

1. Public Comment (relating to Master Plan)
2. Update on Article 10 - Comprehensive Master Plan Update
3. Draft RFP for Comprehensive Master Plan Update
4. Update on Preliminary Master Plan Survey
5. 2020 Comprehensive Economic Development Strategy (CEDS) Project Submission Sheet
6. Status of Vision and Coastal Management Elements
7. Next Steps

*Note: The above items were moved to the April 15, 2020 meeting agenda.*

**IV. CONTINUED PUBLIC HEARINGS**

**20-012 533, 535 & 537 Ocean Blvd.** (continued from 3/4/20)

Map: 255 Lot: 8, 9 & 13

Applicant: Donik Corporation

Owner of Record: Hunter Investments, Inc.

Site Plan (Amended): Amend parking lot layout (per NHDOT) for 30-unit condominium building (20, two-bedroom units and 10, three-bedroom penthouse units). (See 19-038).

Waiver Request: Section V.C. - Application Fees.

*Note: The above item was continued to the April 1, 2020 meeting.*

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**V. NEW PUBLIC HEARINGS**

**VI. CONSIDERATION OF MINUTES of March 4, 2020**

*Note: The above item was continued to the April 1, 2020 meeting.*

**VII. CORRESPONDENCE**

**VIII. OTHER BUSINESS**

- **RSA 41:14-a Process - Town owned Deed Restriction on formerly Leased Land**  
Tax Map 210, Lot 1 – 7 Eighth Street. Request for Release of Deed Restriction #4 – “The only structures permitted to be erected or placed upon said lot shall be one single-family dwelling, containing no more than four bedrooms, with no more than a two car garage.” The petitioner is requesting this relief to allow for a single-family unit and an Accessory Dwelling Unit (ADU), containing a total of six bedrooms (four in the single-family, two in the ADU). Note: The ADU for this property was conditionally approved by the Planning Board at its March 4, 2020 meeting.

*Note: The above item was continued to the April 1, 2020 meeting.*

- Appointment of Planning Board Alternates to New Three-Year Terms

*Note: The above item was addressed after the Election of Officers.*

**IX. ADJOURNMENT**

**MOTION** by Mr. McMahon to adjourn.

**SECOND** by Mr. Waddell.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 7:02 p.m.**

Respectfully submitted,  
Jason Bachand, Town Planner

**\*\*PLEASE NOTE\*\***

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.  
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**