

HAMPTON PLANNING BOARD

MINUTES

May 18, 2022 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Sharon Mullen, Clerk
Alex Loiseau
Brendan McNamara
Richard Sawyer, Selectman Member
Steve Chase, Alternate
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Keith Lessard

I. CALL TO ORDER

Mr. Emerick commenced the meeting by leading the Pledge of Allegiance and introducing the Planning Board members. He introduced David Walker from the Rockingham Planning Commission (RPC).

II. ATTENDING TO BE HEARD

- **Presentation: David Walker, Rockingham Planning Commission – Seacoast Transportation Corridor Vulnerability Assessment and Plan**

David Walker from the RPC presented the above presentation. The presentation and additional project information can be viewed at <https://www.therpc.org/STCVA>.

This presentation can also be viewed via the Planning Board meeting video posted to the Town of Hampton website (click on “Watch Channel 22” on the home page).

- **Preliminary Conceptual Consultation – 500 Lafayette Road**
Multi-family residential proposal for 103 apartment units in a new four-story building with associated accessways and parking.

Tom Moulton appeared along with Erik Saari from Altus Engineering. Mr. Moulton discussed revitalizing the downtown. He thinks our downtown is not vibrant. He discussed stimulating the downtown. There is a housing shortage. He said self-storage is another viable option. He discussed the rail-trail. Traffic is the elephant in the room. He wants to know what the Board thinks about this project. There’s a fund (by the State) giving up to \$1 Million toward projects. The Town could get a lot of money from this fund.

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Mr. Saari discussed the proposal for 103 units over four floors. The access is at the same location as it was before (when presented). It was originally a supermarket in the past and there were several iterations of office buildings. There is exit behind the Old Salt. Most are one bedroom and studios. Green space and amenities are around the building. Zoning and parking were discussed. They are calling for 179 parking spaces. That is less than what is required by zoning, but they believe the zoning parking count is excessive in this case. It breaks down to one parking space per studio and they would have 59 more spaces than that threshold.

Access through to Scott Road was discussed. A traffic study would be needed. The corridor is in failure at this point; they want to make it better. Architecture was discussed. It would be four stories. It was noted they need numerous variances for the project.

Mr. Moulton said the property is more in a bowl (location and topography).

Mr. Sawyer said it exceeds the current height. It was noted what is allowed is 35' and they want to go to 45'.

Ms. Mullen asked how they determined studio, one, and 2 bedroom. Does it make sense to include 3 bedrooms was asked. Mr. Moulton said he got data from others. He noted this project won't impact schools.

Mr. Sawyer asked about height and other variances being obtained from the ZBA, or would they go before Town Meeting. Mr. Moulton said he will try the ZBA first. If it were denied, they would go to Town Meeting. Mr. Sawyer noted they would have to wait until March if they go to Town Meeting and discussed how that funding from the State could be impacted.

Ms. Carnaby thinks it's a wonderful idea. It could be a neighborhood for the rail-trail to enjoy. She would like the building placed in three pieces. She wants it to look more home-like; more residential. Mr. Moulton said economically it makes more sense to do it the way he has it.

Mr. Emerick discussed the pending project on High Street. Traffic is going to be tricky. This will be an urban environment. Mr. Moulton talked to Joe Higgins at the Old Salt. Mr. Emerick likes the project. He sees parking as the biggest challenge. It was noted the Old Salt uses the whole parking lot.

They will need assigned spaces. He discussed the West End project in Portsmouth.

Mr. McNamara loves the concept.

Ms. Mullen asked about extending and making it more of a Z shape. She also asked about zoning in the historic district. The plans do not look historic. Mr. Bachand said the Town Center - Historic has higher standards as far as design. The proposed flat roofed building is not suitable

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to the downtown. They will need to be more careful because of the downtown requirements. The Architectural and Site Design Guidelines also need to be adhered to.

Mr. Bachand discussed the recognition of permitting hurdles like traffic. Parking needs to work. The use, strictly residential building, is not permitted. Other projects for this site went to the ZBA – mixed uses and residential and they had a lot of trouble. There was a denial. He noted demonstrating to the ZBA that this project will work will be critical. They could go the Town Meeting route.

Connections to the rail-trail will be critical. Promoting a walkable downtown area, making linkages from the project site to the downtown and making it all flow will be important. Workforce housing was discussed and the word “attainable”. Hopefully people will be able to afford to live there.

The project is generally consistent with feedback we are hearing from the Master Plan process.

The intensity of 103 units was noted – that seems pretty intense per Mr. Bachand. We will see how it evolves. He said conceptually this is a good project. They have a lot of hurdles ahead of them. Lafayette Road is in failure now. Mr. Bachand said the applicant may want to phase the project with the (warehouse) project to the north with access going to Scott Road.

Mr. Moulton said affordable is market price. He needs to do a cash flow analysis on this.

Mr. Moulton discussed transferring downtown to something exceptional.

Ms. Carnaby said Al’s (Fleury) project was more neighborhood-y; not the flat roof continuous look. The motel (Springhill Suites – Exeter Road) did not go out of their way to make it look more colonial.

- **Preliminary Conceptual Consultation – 188 Winnacunnet Road**
Proposed 7-lot residential subdivision.

Attorney Justin Pasay appeared with Mr. Florian Kozinczak, 188 Apex, LLC (owner of the property). They don’t have Bob Stowell, Engineer on the project, with them this evening. Department Heads met with the applicant on the 15th of April.

They are talking about a 4.2-acre parcel. Lot 5 will stay. A cottage and garage and barn will be removed. They want to deconstruct the barn and give it to someone to reconstruct somewhere else on the site. They are aware of the demolition review process. They want to subdivide into 7 lots. One lot will house the existing 2-family building. It will be a public road. They feel they have the correct frontage. It is not in the Aquifer Protection District, but it is close so he was

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advised to comply with that aspect of the Zoning Ordinance. Lot lines were changed; around 20,000 s.f. threshold is what is needed.

There are no wetlands in the area. Underground electric and natural gas were discussed. They discussed a Homeowner's Association issue. Mr. Kozinczak's issue was to not have a Homeowner's Association. They are used for roads and stormwater infrastructure. There may be a rain garden.

Mr. Bachand discussed subdivisions in Hampton have HOA's even though roads are accepted by the Town. Drainage infrastructure has a lot to do with this. He can't speak for what the DPW and the Selectmen will want. There would need to be an O&M. A party would need to be designated as responsible for annual reporting. These topics should be a part of the PRC discussion.

Lot 5-6 was discussed. Who will maintain the strip was asked. The owner of 5-6 will be responsible for the strip. Attorney Pasay said they had another concept that showed the proposed roadway right up to the property line. Mr. Bachand said that would create double frontage lots and that can't happen.

Mr. Bachand discussed IV.B.6. of the Subdivision Regulations. Attorney Pasay said the public does not have access to it and they believe they are in compliance. Mr. Bachand noted that a row of arborvitae for the entire distance of the strip may help with maintenance and separation.

Ms. Mullen discussed Lot 5-6 and noted it impacts everyone in the neighborhood. Maybe the strip could be maintained by the HOA. Mr. Pasay said to maybe put a requirement in the Deed to owner of Lot 5-6.

Attorney Pasay said they will communicate with the Windmill Lane residents. Evergreens are worth considering as well.

Attorney Pasay discussed the barn and cottage. They are over 100 years old. They will go through the process and they will listen to the Town. There are some historic assets to the barn. To keep it there is an option, but it would need relief.

Mr. Kozinczak discussed the Hobbs 12-share project. This is the last section of the Hobbs family property. Tai Paine, 14th generation, has agreed to deconstruct the barn, and reconstruct it. If they don't get relief from the ZBA, that would be a good alternative. They want to preserve the cottage as well, and perhaps move it to an adjacent lot. They want to maintain the characteristics of the neighborhood and the colonial style of homes. They want to maintain the 2-family house.

Article VII (Exterior Design) was discussed by Attorney Pasay. He noted that Mr. Bachand provided examples of houses.

Permitting was discussed. Attorney Pasay does not think the AoT will be triggered.

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Ms. Carnaby said if the barn is going to be taken away, the Historical Society would ask for permission to enter the building and photo-document the building. Also, maybe with the cottage as well. The Heritage Commission has been resurrected and she is unclear of the process. She is interested in what will happen with the barn. Tai Paine does not have a specific location for the barn yet.

Mr. Emerick asked about the curve in the proposed road.

Mr. McNamara asked about the barn. If the ZBA gives a variance because of its historic nature, They could leave it there. The existing cottage will go behind the barn on 5-1. Mr. Bachand asked how the ZBA could approve the barn. It would be partially in the right-of-way (barn).

Mitzi McGirl, 25 Mill Road, appeared. She asked for a copy of the plan.

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES

MOVED by Mr. McNamara to accept and approve the May 4, 2022 Minutes.

SECOND by Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

Mr. Emerick had a call from Nancy Stiles. On Thursday, the 26th of May, the HBAC's consultant for their Master Plan update is in Hampton. Members are invited between 4:30 and 5:30 if you want to meet their consultant. Right here in this room (Selectmen's Meeting Room). It is a session date for Mr. Emerick so he cannot attend.

VIII. ADJOURNMENT

MOTION by Mr. McNamara to adjourn.

SECOND by Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:08 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING