

HAMPTON PLANNING BOARD

MINUTES

August 7, 2019 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Alex Loiseau, Clerk
Fran McMahon
Keith Lessard
Norman Carpentier, Alternate
James Waddell, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Mark Olson

I. CALL TO ORDER

Chairman Emerick commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance and introducing the Planning Board members.

II. ATTENDING TO BE HEARD

- **Change of Use: 13 High Street**
Sticker Shop to Consignment Shop

The applicants are looking to open a women's and children's consignment shop. Used (good) clothing and new clothing as well. Sienna Nicole Boutique. Her first name is Nicole. Hours will be 11 a.m. to 6 p.m. Opened at first seven days a week, and then closed on a Monday or something. They will have to figure days/hours out.

BOARD

MOTION by Mr. McMahon to approve the Change of Use.

SECOND by Mr. Waddell.

VOTE: 6 – 0 – 1 (Lessard)

MOTION PASSED.

III. NEW PUBLIC HEARINGS

HAMPTON PLANNING BOARD

MINUTES

August 7, 2019 – 7:00 p.m.

IV. CONTINUED PUBLIC HEARINGS

19-028 14 Dover Avenue (continued from July 3, 2019)

Map: 296 Lot: 154

Applicant: Michelle & Wayne Douglas

Owner of Record: Michelle Douglas

Condominium Conversion: Convert three existing residential units into two condominium buildings with the rear building being a duplex.

Waiver Request: Section V.E. Detailed Plan.

Mr. Joseph Coronati appeared (Jones & Beach) with Wayne Douglas (owner). Concerns were addressed. It is a condo conversion of two existing buildings. The back building is a duplex. Along the front of the building there are stairs that protrude into the right of way. Mr. Douglas will fix that by adding a landing within the private property. The other issue was a parking space that was too short because of another set of stairs on the side. He met with the Building Inspector and they removed the stairs and that will give 9' x 18' space. There are two 9' x 18' spaces for the rear duplex. Attorney Saari also is present and represents Mr. Douglas. The rear building will be sold as a two-family to one person (it's a duplex). It is a newer structure for this area of Hampton Beach. The front building is original.

Mr. Emerick said it is two owners – one owner will own the unit in the front and one owner will own the two units in the back. The site is in good shape.

Mr. Coronati discussed the patio area between the two buildings. Paver blocks are large. Mr. Coronati handed out pictures. There is stone between blocks; it's very pervious. Eighty-two (82) percent is the impervious number.

BOARD

Mr. Lessard asked about the back unit. The back unit has 2 dwelling units – are they going to limit it in the condo docs so that it can't be converted to another condominium unit was asked. Attorney Saari said to keep that open. Can it be subdivided again was asked. Mr. Coronati said they would have to come back to this Board and they would have to do inside work. It will cost a lot to separate them per the applicant. Electrical will be separated from the front unit from the rear unit. Mr. Coronati said Unutil has an easement on the property.

Mr. McMahon asked about parking. Are they tied to the units was asked. It was stated 'yes'. They will be designated. Different LCA's.

PUBLIC BOARD

Mr. Bachand asked about the rear unit. It is labeled as Unit 2. They share utilities. He thinks it should still be labeled as Units 2 and 3, noting they are in the same ownership. Mr.

HAMPTON PLANNING BOARD

MINUTES

August 7, 2019 – 7:00 p.m.

Coronati can do that. Mr. Bachand discussed variances. One was for rear unit (15 years ago); then another variance to allow stacked parking in drive aisle. The variances for this site should be identified on the plan per Mr. Bachand.

Mr. Bachand discussed encroachments in the front. LCA1 a walkway was added – they are removing pavers only to put some back in the right of way was discussed. If there will be pavers in right of way, it will have to be acceptable to the Town. Mr. Coronati said they can bring pavers to the driveway. Mr. Bachand said it could be asphalt in the right of way. Mr. Coronati said there is a sidewalk there. Mr. Bachand said to check with the DPW. The applicant will take it right to the parking space per the applicant and Mr. Coronati.

Mr. Bachand said there is a waiver request.

Mr. Bachand said to show areas for three trash carts. It is in his Memo. Mr. Bachand said they need to find a spot for the third trash can. Snow storage needs to be designated on site or removed from the site.

Mr. Lessard asked about Unit 1 – the term “substantially completed”. Mr. Coronati said it’s part of the condo law. It means built and ready for sale. They normally don’t write it on the plans.

Mr. McMahon asked about easement in favor of Unitil. What is the purpose of it was asked. Applicant said from the pole out front to the outside corner of the back duplex. It goes over front condo. Applicant met with Unitil and Mr. Schultz. They went over options and this was discussed as the best solution. They entered into the easement a year ago. It should be added to conditions. Mr. Coronati said the easement will be added onto the plan.

Mr. Lessard asked why they need it. Unitil needs it. Mr. Coronati said most don’t have easements for power lines.

Mr. Bachand has utility easements, if applicable, being reviewed by the Town Attorney within his conditions. The easement shall also be shown on the final plan per Mr. Bachand.

MOTION by Mr. Waddell to approve the waiver.

SECOND by Mr. Loiseau.

VOTE: 7 – 0 – 0

MOTION PASSED.

MOTION by Mr. Lessard to approve the Condominium Conversion along with the conditions in Mr. Bachand’s Memorandum (dated August 7, 2019), as amended.

SECOND by Mr. Loiseau.

VOTE: 7 – 0 – 0

MOTION PASSED.

HAMPTON PLANNING BOARD

MINUTES

August 7, 2019 – 7:00 p.m.

19-034 11 Redman Street (continued from July 3, 2019)

Map: 210 Lot: 47

Applicant: Edmund Kelty

Owner of Record: Edmund & Rosa Kelty & John P. Kelty, II

Condominium Conversion: Convert two existing residential units into condominium form of ownership. Waiver Request: Section V.E. Detailed Plan

Mr. Joseph Coronati appeared along with Mr. and Mrs. Kelty. This is two units (existing) to be converted into two separate condominium units. Similar to the last project. Two single-family homes; being separated. They have adequate parking; separate utilities. They have enough space to have two parking spaces for each unit. They have Mr. Bachand's memo; snow storage and sealed surface coverage were discussed. That's fine. There is some green space on the property. Paver patio is not eco-paver. They will calculate that and put it on the plan. No changes to the site.

BOARD

Mr. McMahon asked what the pervious number is. Mr. Coronati does not know. They are in the 90 percent range of impervious. Mr. Coronati showed an aerial photo.

PUBLIC BOARD

Mr. Bachand wants the existing sealed surface noted on the plan. He also noted they are not making any changes. Some pavers go into the right-of-way per Mr. Bachand. On the Redman Street side. The DPW had comments of parking in front of the home and hanging into the right-of-way. The DPW made additional comments. The driveway is existing right now; one condition would allow for the continued use of this. DPW wants the applicant to file a Driveway Permit application.

MOTION by Mr. McMahon to approve the waiver.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

MOTION by Mr. McMahon to approve the Condominium Conversion along with the conditions in Mr. Bachand's Memorandum (dated August 7, 2019).

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

V. CONSIDERATION OF MINUTES of July 17, 2019

MOVED by Mr. Waddell to accept and approve the Minutes.

SECOND by Mr. McMahon.

VOTE: 5 – 0 – 2 (Carpentier & Loiseau)

MOTION PASSED.

HAMPTON PLANNING BOARD

MINUTES

August 7, 2019 – 7:00 p.m.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

• Ann Carnaby – Heritage Commission Update and RPC Topics of Interest

Ms. Carnaby announced that the first meeting of the Heritage Commission has been held; there are 5 members appointed, subsequently to be elected; Ms. Woolsey as Selectmen’s Representative and Ms. Carnaby as the Planning Board representative. They plan to meet the first Thursday each month at 6:00 p.m. Their first piece of business will be to explore what will need to be done to continue the historic house marker program begun by the previous commission.

The RPC sent around a survey that arrived in her mailbox – it arrived the day after the last meeting. Tomorrow is the deadline. They were asking for input for further topics that they can develop to take to Towns. Choices included, but not limited to: Transportation, energy, climate resilience, water and natural resources, housing needs, solid waste management, and others. Ms. Carnaby said she would ask at this meeting if they can present it to us.

Mr. Emerick said they did a good meeting for us. Other ones get in the weeds too much. Other topics were engineering oriented.

Defining affordable housing and making it desirable to developers was discussed by Ms. Carnaby. Mr. Emerick discussed drainage. Land use laws was mentioned by Mr. Lessard. What are easements and rights-of-way and paper streets for Planning Boards was mentioned. Class V and Class VI roads. Downtown economic development was mentioned by Mr. Bachand.

Mr. Bachand said next Tuesday and Wednesday he will be attending a CRS training course (Community Rating System). It will allow us to stay current on this topic, and Certified Floodplain Manager credits are given for attending this.

VIII. ADJOURNMENT

MOTION by Ms. Carnaby to adjourn.

SECOND by Mr. Waddell.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:35 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Planning

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING