

**HAMPTON PLANNING BOARD**

**MINUTES**

**November 6, 2019 – 7:00 p.m.**

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

**ABSENT:** Alex Loiseau, Clerk  
Mark Olson

**I. CALL TO ORDER**

Chairman Emerick commenced the meeting at 7:00 p.m. by introducing the Board members and leading the Pledge of Allegiance. Mr. McMahon noted that the Appointment noted under Attending to be Heard wishes to be continued to December 4, 2019.

**MOVED** by Mr. McMahon.

**SECOND** by Mr. Lessard.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**II. ATTENDING TO BE HEARD**

**Appointment** (*continued from 10/2/19*) - On behalf of Maria and Ralph Dumke, through Gregory A. Ramsey, Esq. of Wynn Law Group, an appointment before the Planning Board relating to 737 & 739 Ocean Boulevard, requesting enforcement of a previously approved condominium plan and/or revocation of said approved condominium plan for failure to comply with parking.

- **Change of Use: 725 Lafayette Road, Unit 8 - Office to Esthetics Room**

Ms. Earabino appeared. She is moving to 725 Lafayette Road. Facials and body waxing and lash and brow services are offered. She is now in Haverhill. Hours will be Monday, Tuesday, Thursday, Friday, and Saturday. Its name will be Bella Ve Esthetics. The official opening will be in January. Soft opening by appointment only in December.

**MOVED** by Mr. McMahon to approve the Change of Use.

**SECOND** by Mr. Waddell.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

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- **Change of Use: 20 Depot Square -  
Cafe to Restaurant**

Mr. DeBenedictis, owner, appeared. He wants to open Santiago's. It will be a Southern Californian cuisine restaurant. It will be open for lunch and dinner. He wants to move signage. A horseshoe styled bar is planned; he wants to apply for a liquor license. Depot Café was there before. Hours will be 11:00 AM until closing time (not too late). Fridays and Saturdays average closing time. There's plenty of parking in downtown. He wants to revive the spirit of the area.

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Mr. McMahon asked about music. Mr. DeBenedictis is not planning live music. He's dealing with an audio/visual company in Hampton Falls. He is going to add TV's, but keep it acoustically compatible. Soft opening will be in March.

**MOTION** by Mr. Waddell to approve the Change of Use.

**SECOND** by Mr. McMahon.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

- **Preliminary Conceptual Consultation: 290 Exeter Road -  
Work Force Apartment Building / 42 units.**

Mr. Kruse (sp), Mr. Chuck Rolocek, owner, and Corey Colwell, TFMoran appeared. The location is across from CR's Restaurant. It is in the Industrial Zone. It is 2 ¼ acres. Cornerstone is behind it. Access is via the entrance to Cornerstone. There is no existing Industrial use close to this property even though it's in the Industrial Zone. East of Route 101 is residential homes in the area. The property has been on the market for a long time. The property is not suitable for retail use. Medical office and multi-family could be appealing. No interest has been shown.

They feel the best use of property is a multi-family residential building. A four-story workforce housing building is of interest. The property is mostly in a residential neighborhood. Land Use Master Plan – affordable housing for the elderly in Hampton was discussed. Housing Chapter – Master Plan – he read a blurb about the pricing of housing in Hampton. Reading the Master Plan gave them the ideas. They are looking to provide a variety of housing types. Affordable housing is needed. Workforce housing is needed in Hampton. He noted 42 additional work force units near the hotel and Cornerstone is a help.

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They know they need a land use variance because of Zoning. On September 16<sup>th</sup> they met with Town Staff. All present felt the proposal was favorable. They recommended we have a preliminary consultation. The applicant is looking for feedback.

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Mr. McMahon asked about unit size and cost and how it relates to the area.

Mr. Kruse (sp) said it varies throughout the State. The median income is lower up north. Workforce housing is aimed at 60 percent of medium income. He did one in Amherst in the historic zone. You get working type of people. Sixty percent of medium income. Teachers, new engineers. The entire package would be 42 units.

People who come in and buy it get tax credits. They are not condos. They are rentals. Investors who come in and buy get tax credits. They look for depreciation against tax flow.

Mr. Chase asked how large the units will be. It depends on the end users. They would have some one bedroom and some two bedroom. The decision is based on a demographic study through commercial realtors.

The rents are set by 60 percent of medium income.

Ms. Carnaby hears the terms workforce housing and affordable housing. What is the difference was asked. Workforce is 60 percent of medium income. People with jobs. It is not retirees. There could be people ready to retire.

Mr. Lessard asked about 60 percent of medium income of Hampton or of the area. Is it regional or by Town or by Rockingham County. It's a combination of all of the above per Mr. Kruse. NH Housing administers this. The end purchaser is told what the rent will be.

Mr. Lessard asked about (example) \$100,000 income – incomes that are \$60,000 or less. From that, they take 1/3 to pay the rent or a week or month to pay the rent. It is all defined and set up for people who buy it per Mr. Kruse. Mr. Lessard wants to know more about this. Mr. Lessard mentioned proposed apartments shot down not that long ago.

Mr. Kruse can supply real numbers for the next meeting. They are asking for permission before going to zoning.

Mr. Emerick thinks it's needed. He does not encourage more than one bedroom. It's tough for children in that area.

Mr. Kruse showed substantial amount of green area which is set back from wetland area. There's plenty of area.

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Will they ask for relief for recreational area was asked.

Rental charge is guaranteed over time; i.e. 25 years. Mr. McMahon wants to see numbers in writing when we see a proposal.

Ms. Carnaby said if it is an apartment building, it should have an on-site manager or whatever to make sure the criteria are met and oversee the efforts since it's not a condo association. She feels we've needed this for a long time. She loses many employees who cannot pay to live in Hampton.

She remembers the committee discussing least restrictive uses.

Mr. Waddell said it's needed. No public transportation along there. He wants more transportation.

Mr. Bachand discussed the initial comments in his Memorandum. Building and site design guidelines will need to be addressed. He discussed a plan note regarding wetlands impact. No variance is being requested for wetlands per Mr. Colwell.

Early communication with residents to the East should be given.

Mr. McMahon discussed the Liberty Lane Sewer Association. What is the downstream capacity was asked.

Ms. Carnaby discussed sewer, water, fire capacity in that area. Mr. Emerick feels it's pretty favorable.

Mr. Colwell discussed documents for sewer capacity. There is a tremendous amount of improvement in pump station B. They met with the DPW about capacity. The system today can handle it. As it stands today. It ends up in wastewater treatment center.

They want to proceed to the Zoning Board next. There are permits required. Permitting would occur over winter; construction could take place next year. Mr. Lessard asked what variances they were seeking. They need a use variance. Multi-family is not allowed in Industrial.

Mr. Rolocek said he is happy to be here to provide this information. He lost many good people because of the cost of living in New Hampshire. It's not low-income housing.

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**III. NEW PUBLIC HEARINGS**

**19-057 204 Ashworth Avenue (Unit 5)**

**Map: 295 Lot: 49**

**Applicant: Charles Hughes**

**Owner of Record: Karagianis Family Revocable Trust**

**Site Plan (Amended): Demolish and reconstruct Unit #5 in the same approximate location. This will allow said unit to be year round and will allow unit to have two parking spaces along with a visitor space.**

**Waiver Request: Section V.E. – Detailed Plans.**

Mr. Henry Boyd, Millennium Engineering, and Attorney James Scully appeared. Chuck Hughes appeared also. He wants to take down Unit 5. They can reconfigure the parking. Each unit has two parking spaces. Rebuilding Unit 5 and reconfiguring parking was discussed.

Attorney Scully said they went to the Zoning Board. They have a side setback variance. Each condominium owner signed for approval. They reviewed the third amendment to the condominium documents. It will go to the Town Attorney for his review. Square footage changed in the Declaration. Unit 5 will be converted from seasonal to year-round. They are in conformity with parking except for stacked parking for which they got relief.

**Mr. Boyd said there has to be an as-built that goes on record at the Registry of Deeds.**

**Mr. Lessard asked if it needs an impact fee. It should be included per Mr. Bachand.**

**PUBLIC  
BOARD**

Mr. McMahon asked about the four spaces in the back corner. Unit 1 is behind Unit 1. If 5-2 wants to leave, they have to back out of Whitten Avenue.

Mr. Bachand said it is an improvement over the prior plan. Relief was granted. **He recommends including the impact fee as an additional condition.**

The waiver request needs a vote. He recommends that the Board's approval include the conditions in his Memorandum dated November 6, 2019, and adding impact fee language for the new unit (#5).

**MOTION** by Mr. Waddell on the waiver request.

**SECOND** by Mr. Lessard..

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

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**MOTION** by Mr. Waddell to approve with the Town Planner's Memorandum dated November 6, 2019 along with impact fee language added.

**SECOND** by Mr. McMahon.

**VOTE: 7 – 0 - 0**

**MOTION PASSED.**

**19-058 2 Tide Mill Road**

**Map: 218 Lot: 22**

**Applicant: Ralph & Jean Pynn**

**Owner of Record: Same**

**Conditional Use Permit for ADU: Convert current apartment (attached to existing garage) to an ADU containing 644 square feet.**

Attorney Kevin Baum from Hoefle Phoenix law firm and Mr. Scamman, engineer appeared. This application is for an ADU with four off-street parking spaces. It is an existing building. A single-family home burned down in 1975. When the Pynns moved in 2001, they utilized the ADU as in-law apartment; from 2001 to 2016 when Mr. Pynn's mom passed away. They met with Mr. Bachand and met with Kevin Schultz (Building). Attorney Baum believes the requirements have been met. This was an ADU before we had ADU's.

**BOARD**

**PUBLIC**

**BOARD**

Mr. Bachand said it is already in place. He recommends approval with the conditions in his November 6, 2019 Memorandum.

**MOVED** by Mr. McMahon to approve the Conditional Use Permit with Mr. Bachand's Memorandum conditions dated November 6, 2019.

Ms. Carnaby asked about a door. It is okay for it to go into the garage. Mr. Bachand met with Mr. Schultz and his interpretation is that the spirit and intent of the ordinance is met in this instance.

**SECOND** by Mr. Lessard.

**VOTE: 7 -0 – 0**

**MOTION PASSED.**

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**IV. CONTINUED PUBLIC HEARINGS**

**19-029 Mary Batchelder Rd.,  
Liberty Lane West & Timber Swamp Rd. (continued from 10/2/19)  
Map: 102 Lot: 3  
Applicant: Chinburg Development, LLC  
Owner of Record: Asset Title Holding, Inc.  
Site Plan: Multi-family condominium development comprised of 46 single-family dwelling units.  
Waiver Request: Section V.C (application fee).**

Attorney Justin Pasay from Donahue Tucker Law Firm and Mr. Chris Rice (Engineer) appeared. They are seeking conditional approval tonight. At the end of the last meeting, extra conditions needed to be met. The goal tonight is to go through and clarify proposed conditions. They want to specifically discuss three of the conditions.

Attorney Pasay discussed Condition #12 – drainage swale. Issuance of last building permit and CO, applicant will demonstrate that swale is working.

Condition #14 – three additional house designs. The Chinburgs are happy with that. They have provided five. They want a variety and variability. Mr. McMahan asked about the size of homes. Paul Kerrigan appeared. They want to stick in the range. Maybe some smaller.

Mr. Pasay said #22: CMA and DPW – final approval.

Condition #23 – grading plans were discussed.

Attorney Pasay discussed Condition #3. Batchelder Cemetery being abandoned was discussed. Through the PRC process, how should cemetery be treated was discussed. The applicant will provide new fencing and other stipulations. The applicant agreed to most. The 25 -oot buffer around the Town cemetery was discussed. Attorney Pasay thinks the requirement for the buffer is seeking protection that shifting is accounted for and protected. The buffer is designed to protect the cemetery.

Removal of trees inside of cemetery was discussed by Attorney Pasay. Cemetery Trustees will be in charge of taking care of this.

Ground penetrating radar was discussed.

Condition #17 – trees in buffer area – along Mary Batchelder Road. The applicant needs to work with Unutil.

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Twice the amount of buffer has been offered by Chinburg. Attorney Pasay wants it to say Unitil and Chinburg will work to develop the area. Unitil will give trees to Chinburg. They want flexibility on where to plant trees.

Attorney Pasay said the condition can be completed before the certificate of occupancy is issued.

Condition #31 was discussed. \$39,795 exaction was discussed. 10 percent of proposed improvements – pavement, etc. It is \$12,500 more than what Chinburgs proposed. Chinburgs will pay the higher amount. At the end of project, review estimate of \$39,795.

### BOARD

Mr. Lessard asked about the cemetery. He discussed not removing trees. Are they removing stumps was asked. Grinding stumps is more of a concern within the fence. Bringing trees inside the fence – pulling trees was asked by Mr. Lessard.

The applicants are not sure if they need a crane. The applicant thinks they will need a crane. Applicant agrees to take trees down and leave stumps in the cemetery. Then no ground radar would be needed.

Mr. Lessard asked about digging within the buffer. The engineer discussed contours and swales.

Mr. Lessard asked about Timber Swamp Road. Trees are not marked.

Mr. Waddell asked about the cemetery recommendations (provided in Mr. Bachand's memo). They came from the Town Manager. Recommendations should come from an expert on cemeteries. He thinks disturbing it is not a good idea. He wants facts.

Ms. Carnaby asked if there should be some kind of cemetery expert for one this old that would be able to say yes or no and decipher whether to grind roots down or not.

Mr. Waddell said a 25' buffer is adequate. Mr. Chase asked about ground penetrating radar. Coffins that have rotted and crosses can be found through radar. Attorney Pasay said radar is to identify shifting of bodies, etc. He said the Town Manager and the Board of Selectmen want responsibility of the cemetery.

Mr. Emerick likes radar of land; he prefers he takes the trees out. Don't grind the stumps. **Re-write condition #3.** Mr. Waddell said to be careful there.

Mr. Lessard asked if there is a survey of the site.

Knowing where bodies were buried was a concern. A dozen memorialized people are there. **Maybe someone from the Cemetery Committee can meet with them.**



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Ms. Carnaby asked about fire services to this area. Does the Fire Department agree with this was asked. The development will have town water and sewer. Everyone around that area does not.

Mr. Bachand asked if the Board has any objection to #17. He wants it protected with the buffer. Unutil will provide 25 trees (hardwoods). The applicant will probably put in evergreens. There will probably be close to 50 trees. Condition will read: *“The Applicant shall work with Unutil to ensure an adequate buffer of trees is maintained between this development and Mary Batchelder Road, to the extent possible. The Applicant will also provide, in addition to the 25 deciduous tress the Applicant will receive from Unutil, additional deer-resistant evergreen trees to supplement the buffer where most needed, as determined by the Town Planner and the Applicant. The exact location of these additional trees to be planted will be determined after the Unutil tree clearing and site clearing has taken place.”*

Condition #31. Mr. Bachand said that condition was provided by Jennifer Hale (DPW). He wishes this proposed change was discussed with them before this evening’s meeting. He insists this be collected at the time of Building Permit and not the CO; the first Building Permit. We want this in place with the first Building Permit. Condition will read: *“The applicant agrees to pay an off-site exaction in the amount of \$39,795 toward anticipated improvements to Mary Batchelder Road and Timber Swamp Road to include road reclamation, new pavement, and in some areas the installation of new drainage structures and piping. The off-site exaction will be collected upon issuance of the first Building Permit. The off-site exaction will be accounted for and refunded in accordance with applicable law.”*

Mr. McMahon asked if this has to be tied to a larger project. Drainage, culverts, off-site improvements like drainage. Mr. Waddell asked if this is for the law. If the developer makes a contribution for the Town for a certain purpose.

It is a 6 year clock on #31 per Attorney Pasay. Six year starts at date of approval. Ms. Carnaby feels it is a small amount to do all the work.

**Condition #3. Not require additional radar but we want trees removed but not ground. The process will be overseen by the Cemetery Trustees. The condition will be amended.**

**MOTION** by Mr. McMahon to approve the Waiver.

**SECOND** by Mr. Lessard.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

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Motion by Mr. McMahon to approve the Site Plan along with the conditions contained in the Town Planners Memorandum dated November 6, 2019 (with second revisions) and as amended at the meeting.

**Condition #17 will be before the CO is issued.**

**SECOND** by Mr. Lessard.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**19-041 450 High Street** (*continued from 9/4/19 and 10/2/19*)

**Map: 166 Lot: 9**

**Applicant: Brent Warnke (SK Management)**

**Owner of Record: Wood Thrush Housing Assoc. Limited Partnership**

**Wetlands Permit: Remove existing pavement and replace with new; maintaining original footprint.**

Mr. Peter Peters caretaker of Atlantic Heights appeared. This is an after-the-fact wetland permit for repaving the parking lot. The Commission recommended this. It is after-the-fact.

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Mr. Lessard said it was drawn out because an application was required and people did not show up. It was not handled professionally by the applicant with the Board.

**PUBLIC**

**BOARD**

Mr. Bachand recommends this Wetlands Permit with the Conservation Commission letter dated August 30, 2019.

**MOVED** by Mr. Waddell.

**SECOND** by Mr. McMahon

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**19-047 6 Vrylena's Way** (*continued from 9/4/19 and 10/2/19*)

**Map: 209 Lot: 112**

**Applicant: Brent 16175 Parking Trust**

**Owner of Record: Same**

**Wetlands Permit: Construct new home partially within the wetland buffer.**

Mr. Henry Boyd, Millennium Engineering, appeared with Attorney Scully and Sergio (wetlands scientist). Mr. Boyd discussed not satisfying the Conservation Commission. There is a massive utility line. It is mowed and maintained. 1711 feet of grading was discussed –

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temporary impact. It goes from 7 to elevation 9. Parcel is in the X zone. Elevation there is 9. The lot has been vacant for many years.

The house would be 28' from the wetland itself. It was noted 712 feet of house would be within the wetland buffer. Each wetland is not created by God per Mr. Boyd. The Conservation Commission wanted them to seek a variance. Mr. Boyd said what they are doing does not harm the wetlands.

Moving the house up was discussed.

Mr. Boyd thinks the original plan would still be fine. It has been considered a building lot for decades.

Sergio discussed common wetland. No habitat. It is an invasive species habitat area. Existing buffer is almost completely vegetated with invasive species. A planting plan was discussed. Conservation wants them to push the house to the side yard setback. Some members want to see something – to extend the buffer or area to where erosion controls were proposed.

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Mr. Boyd said the buffer should be better. No lawn was requested. This appears an unbuildable lot.

Attorney Scully said the intent is for the benefit to what Sergio is proposing outweighing the harm in the buffer zone. We are in the buffer. The utility easement area is mowed.

### BOARD PUBLIC

Ms. Rayann Dionne, Conservation Coordinator, appeared. She had a pre-application review with the applicant and with Mr. Boyd. It was made clear this was not an easy project, i.e. looking to build in the buffer. They have to make modifications to the building. At each meeting, the Commission was clear they don't want the primary building in the 50' buffer.

She noted the 36 Huckleberry Lane application. It was also used as an example. That applicant had to build a unique structure to get it outside of the 50'. The applicant had to move it outside the buffer. The Commission is happy with the improvements on Huckleberry. The improvements on this project are not sufficient to deal with the new structure.

Ms. Dionne said the Commission is disappointed because they agreed to have the applicant move over. They kept trying to get the property to fit the box; not the other way around. The Commission wants the applicant to adhere to the Town Regulations. Approving a

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new project would be precedent setting; it's inaccurate to say this doesn't have development potential. They need to work with it not being in the 50' buffer.

Mr. Boyd said Huckleberry had more flexibility. Huckleberry didn't need variances. Mr. Boyd said the buffer is to protect the wetland.

Mr. Scully said applications should be looked at from a case-by-case situation.

Mr. McMahon asked if knotweed is just on this lot; it is on others also.

Mr. Waddell asked Mr. Diener and Ms. Dionne how mitigation is measured and improvement and what is happening in the buffer. Mr. Diener said we have a ratio that addresses impacts in the buffer or wetlands and the type of mitigation. Mr. Diener said they appreciate the wetlands buffer; it is an existing buffer. Next to this property being discussed, there is knotweed (8').

Mr. Diener said control may not extend for a lengthy amount of time; control is unknown.

Side setbacks and variances – a way that may be able to help them move the structure was discussed. Ms. Dionne stated the Commission did not mandate that variances be pursued. The objective was to find a way to get the structure out of the buffer. The Conservation Commission's objective is to find a way to not have the structure in the wetland buffer.

Ms. Dionne noted the existing buffer is already vegetated. She noted the Town needs to preserve the wetlands and the buffers.

Mr. Boyd said the buffer is becoming holy regarding wetlands.

Attorney Scully wished he heard of the ratio before the meeting. There is knotweed outside of this project.

Mr. Lessard asked for proposals. They're in front of the Zoning Board now. They want to get 12.3' plantings. Mr. Chase said to take one bay away. The size of structure would have to shrink.

Should the Town do a taking on this project was asked.

Mr. Lessard discussed stairs off North Shore Road. He did not see a landscaping plan/planting schedule.

Sergio does not have exhibits on the record yet.

Mr. Bachand said there were three plans before Conservation Commission. When this Board acts, it has a recommendation or not from the Conservation Commission, which is attached to a

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specific plan. It was issued on the third plan that was presented. He wants the Board to continue this so the Conservation Commission can make a recommendation or non-recommendation on a given plan. If it's the first plan, that's fine. At least the Board will have it's recommendation. The second one requires a variance. This Board historically hasn't acted until applicants obtain their variances. Move this to December.

Attorney Scully wants applicant to get direction from the Board for Plan 1 or Plan 2.

Attorney Scully has an application in with the ZBA for front setback relief. They think side relief infringes on the neighbors.

Mr. Emerick thinks they are looking like an over-ride of Conservation.

Mr. Waddell wants to see mitigation; what is the ratio. It has to be more precise. Conservation Standards is off-site mitigation.

There are two versions of the mitigation plan.

Ms. Carnaby wants to see compromise, but she wants to see where the Conservation Commission is and why the they are adamant about no compromise.

Plan 2 says to endorse a variance.

Mr. Lessard wants zero or the least amount.

Let the ZBA do what they want to do.

**MOTION** by Mr. Lessard to continue this to December 4, 2019.

Mr. Lessard encourages them to speak with the Conservation Commission.

Mr. Bachand said we need a recommendation (or not) from the Conservation Commission. They (Conservation Commission) only took action on the third plan.

**SECOND** by Ms. Carnaby.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**V. CONSIDERATION OF MINUTES of October 16, 2019**

**MOTION** by McMahon to accept and approve the Minutes.

**SECOND** by Mr. Lessard.

**VOTE: 5 – 0 – 2 (Carpentier & Chase)**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

- RPC Legislative Forum – November 13, 2019 (6:00 – 9:00 PM) at Unitil Headquarters

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Mr. Bachand said the annual Legislative Forum of the RPC will be held next week. The topic is “The Case for Public Transit”. If anyone wants to attend, they can register online by tomorrow, November 7<sup>th</sup>. Ms. Carnaby said these forums are well-attended; thought provoking.

**VII. OTHER BUSINESS**

- January 2020 Planning Board Meeting Schedule

Mr. Bachand noted the first Wednesday of the month is January the 1<sup>st</sup>. There of course, will be no meeting on New Year’s Day. We have one regular meeting on the 15<sup>th</sup>. We will do the Master Plan and regular meeting on the 15<sup>th</sup>. The Planning Board can always call a special meeting, if needed.

Mr. Bachand discussed the RSA 41:14-a action on 4 Second Street – Deed Restriction #4 which the Board recently recommended. It was for a single family – no more than four bedrooms. The recommendation included notation that the Planning Board had concerns about parking. There is another issue in the Deed regarding a no subdivision clause. The Planning Board did not take up the no subdivision clause.

**MOTION** by Mr. Waddell to amend the recommendation to the Board of Selectmen with the subdivision clause per Attorney Saari’s request.

**SECOND** from Mr. McMahan.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**VIII. ADJOURNMENT**

**MOTION** by Mr. Waddell to adjourn.

**SECOND** by Mr. McMahan.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 9:36 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**