



Meeting Minutes
North Hampton Planning Board
Tuesday, February 7, 2017 at 6:30pm
Town Hall, 231 Atlantic Avenue

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

In attendance: Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Dan Derby, and Jim Maggiore, Select Board Representative; and Rick Milner, Recording Secretary.

Chair Harned called the meeting to order at 6:35pm.

I. New Business

- 1. Case #17:02 – Applicants, Richard A. Batchelder, Jr. and Judith Batchelder, 171 Jim Grant Road, Lebanon, ME 04027.** The Applicants request a preliminary consultation to discuss the procedure for approving tractor sales business on property located at 57 Lafayette Road. Property Owner: D & E Realty, LLC; Property Location: 57 Lafayette Road, North Hampton, NH; M/L: 007-062-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Richard A. Batchelder, Jr., applicant; David Hartnett, property owner.

Mr. Batchelder presented sketches of the current site layout and the proposed site layout to the Board. Mr. Batchelder stated that the property currently has storage facility, used car sales, and vehicle inspection businesses on site. Mr. Batchelder intends to purchase the property from Mr. Hartnett and continue the storage facility and vehicle inspection operations. However, he intends to discontinue the used car sales business and replace it with a tractor and associated equipment sales business. Equipment may also be rented on an occasional basis.

Mr. Batchelder further stated that he was seeking guidance from the Board regarding the proper procedure for beginning his proposed business on the site. Since the proposed change from used car sales and service to tractor sales and service will have no impact to the site or the surrounding neighborhood, he believes there is no change of use that requires a full site plan review by the Planning Board.

Ms. Monaghan asked for clarification on the location of the tractor and equipment displays.

Mr. Batchelder replied that there would be a small amount of displays near the front of the property along Route 1. However, most of the product would be kept in a 40 foot by 40 foot storage building/garage and also in the back of the site hidden from general public view. He intends to maintain a clean and orderly site.

Mr. Harned asked if Mr. Batchelder intended to service vehicles from the general public along with the product on site.

Mr. Batchelder replied that he intended to provide service to all equipment that he sold.

Ms. Monaghan asked for clarification regarding the frequency of tractor sales and delivery.

Mr. Batchelder replied that he projects approximately one tractor sale per week. Tractors would be assembled at another location and delivered to the 57 Lafayette Road site ready for sale.

Mr. Harned asked if the vehicle inspection operations are currently still active.

Mr. Hartnett replied that the vehicle inspection operations were suspended approximately four months ago due to the pending sale of the property. However, the state vehicle inspection license for the site is still active. Repairs and inspections were previously performed on the site.

Mr. Harned stated that the Planning Board needs to determine if the proposed business activities require a site plan review per the Town ordinances and regulations.

Mr. Wilson stated that the Circuit Rider Planner review lays out the need for a site plan. The Planning Board has consistently required for many years that recorded site plans be in place for sites in the I-B/R zoning district in order to ensure septic, drainage, parking, and other aspects of a site conform to the Town's regulations.

Mr. Harned stated that the question is if the proposed business constitutes a change of use for the site. If the use is classified as a change of use, then a site plan review is necessary. If the applicant is able to receive a determination from the State of NH which classifies tractors as one of the items listed in the definition of a dealership found in the Town's site plan regulations (such as construction equipment), then there is no change of use due to the fact that the proposed business is replacing a car sales dealership with a tractor sales dealership. Therefore, a site plan review may not be necessary.

Mr. Derby suggested that, if a site plan is required, many site plan requirements may be waived for this unique case in order to provide a simpler process that would still be adequate for Town approval of the proposed business.

Mr. Milner asked for clarification regarding the procedure to move forward with this proposal.

Mr. Wilson suggested that the applicant file a change of tenant application with the Building Inspector/Code Enforcement Officer. If the Building Inspector/Code Enforcement Officer determines that the proposed business is a change of use, then the applicant will apply to the Planning Board for the appropriate approval process. If the Building Inspector/Code Enforcement Officer determines that the proposed business does not constitute a change of use, then the applicant may proceed without Planning Board action.

94 **II. Other Business**

95 1. Review of proposed Storm Water Management Regulations.

96 **Mr. Wilson moved that the Planning Board table discussion of proposed storm water management**
97 **regulations. Second by Mr. Derby. The vote was unanimous in favor of the motion (5-0).**
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99 2. Review of RPC Regional Transportation Projects and Priorities.

100 Mr. Harned presented a traffic accident breakdown report prepared by the Police Department and a
101 letter from the Police Chief outlining transportation projects that may be considered for long range
102 planning.

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104 Mr. Derby suggested that safety improvements along Route 1-A, especially in the area surrounding the
105 Beach Plum business, be emphasized in response to the RPC information request.

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107 Mr. Maggiore stated that safety issues in the Beach Plum area have been addressed with improved
108 lighting and moving a crosswalk to a safer location.

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110 Mr. Wilson stated that there may not be any potential projects within North Hampton that could
111 supplant in importance the North Hampton projects already listed by the RPC as Regional
112 Transportation Project Priorities.

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114 Mr. Harned suggested that Board members review the transportation project priorities list for North
115 Hampton and submit comments for the next Planning Board work session.

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117 3. Review of 2017-2018 potential zoning ordinance amendments.

118 Ms. Monaghan presented a list of potential zoning ordinance amendments for the 2017-2018 warrant
119 article season. She suggested that Board members make a list of their top five priorities and submit
120 them to the Board for review.

121
122 4. Minutes.

123 Mr. Harned presented the minutes of the January 17, 2017 Planning Board meeting.

124 **Ms. Monaghan moved that the Planning Board accept the minutes of the January 17, 2017 Planning**
125 **Board meeting as written. Second by Mr. Derby. The vote was unanimous in favor of the motion (5-0).**
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127 The meeting was adjourned at 8:11pm without objection.

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129 Respectfully submitted,

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133 Rick Milner
134 Recording Secretary