



**AGENDA**  
**TOWN OF NORTH HAMPTON**  
**Planning Board**  
**Tuesday, February 1, 2022 6:30pm**  
**TOWN HALL, 231 ATLANTIC AVENUE**

**I. Old Business**

**1. Case #21:22 – Applicant: Prince Corner Garage, P.O. Box 1351, North Hampton, NH 03862.** The Applicant requests a Site Plan Review to amend previous site plan approval with a change of use and site improvements. The Applicant also requests a Conditional Use Permit to allow proposed uses within the Aquifer Protection District. Property Owner: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH 03862. Property Location: 50-52 Lafayette Road, North Hampton, NH 03862; M/L: 008-024-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

**II. New Business**

**1. Case #22:01 – Applicant: Joseph Nichols, 102 Chester Road, Fremont, NH 03044.** The Applicant requests a Conditional Use Permit to allow placement of a septic system leach field within the Wetlands Conservation District buffer zone. Property Owners: David and Irene Tomkinson, 224 Atlantic Avenue, North Hampton, NH 03862. Property Location: 224 Atlantic Avenue, North Hampton, NH 03862; M/L: 007-067-000; Zoning District: R-1, High Density District.

**2. Case #22:02 – Applicant: James Avallon, 3 River Road, North Hampton, NH 03862.** The Applicant requests a Conditional Use Permit to allow placement of a garage addition and a deck within the Wetlands Conservation District buffer zone. Property Owners: James Avallon and Michael Gendre, Trustees, Avallon-Gendre Family Trust, 3 River Road, North Hampton, NH 03862. Property Location: 3 River Road, North Hampton, NH 03862; M/L: 006-126-000; Zoning District: R-2, Medium Density District.

**3. Case #22:03 – Applicant #1: Kirsten Marella, Actuarial Bookstore, 6 Greenleaf Woods #201, Portsmouth, NH 03801.** The Applicant requests a Minor Review for a book warehouse business. The Applicant also requests a Conditional Use Permit to allow a book warehouse use within the Aquifer Protection District. Property Owner: Sabbia, LLC, 2 Walnut Hill Park, Suite 4, Woburn, MA 01801 Property Location: 198 Lafayette Road, North Hampton, NH 03862; M/L: 021-026-000; Zoning District: I-B/R, Industrial – Business/Residential District.

**Applicant #2: Rick Boumel, Minuteman Security Technologies, One Connector Road, Andover, MA 01810.** The Applicant requests a Conditional Use Permit to allow a security system business use within the Aquifer Protection District. Property Owner: Sabbia, LLC, 2 Walnut Hill Park, Suite 4, Woburn, MA 01801 Property Location: 198 Lafayette Road, North Hampton, NH 03862; M/L: 021-026-000; Zoning District: I-B/R, Industrial – Business/Residential District.

**III. Other Business**

1. Minutes – January 18, 2022 meeting.

Respectfully submitted,  
Timothy J. Harned, Chair