



Meeting Minutes
North Hampton Planning Board
Tuesday, February 2, 2016 at 6:30pm
Town Hall, 231 Atlantic Avenue

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9 These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a
10 transcription.
11

12 **In attendance:** Shep Kroner, Chair; Tim Harned, Vice Chair; Members Dan Derby, Phil Wilson,
13 Nancy Monaghan, Josh Jeffrey and Jim Maggiore, Select Board Representative (arrived at 6:50 pm);
14 Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary
15

16 Chair Kroner called the meeting to order at 6:38 pm.
17

18 **I. Old Business**

19 **1. Case #15:13 – Applicant RE Davis Automobile Sales for property located at 172 Lafayette Road,**
20 **North Hampton, NH, submits a Site Plan Review Application to expand the auto display area 8,000**
21 **square feet with porous asphalt.** The Applicant requests the following waiver from the Site Plan
22 Review Regulations: X.C.2 – 100-year Stormwater System Design. Property owners: E. Dean Stevens
23 & Cora A. Stevens 1994 Rev Trust; Property location: 172 Lafayette Road, North Hampton, NH; M/L
24 017-084-001; Zoning District: I-B/R Industrial Business Residential. The waiver request to X.C.2 and
25 the application are continued from the January 5, 2016 meeting.
26

27 In attendance for this application:

28 There was no one in attendance for this application.
29

30 Mr. Kroner presented a letter from John McTigue stating that the applicant was withdrawing the
31 application to expand the automobile display area.
32

33 **2. Case # 15:14 – Applicants John Normand and Colleen Lawson, 75 South Road, North Hampton, NH,**
34 **propose a Site Plan Review Application under Essential Services to install a solar array garden in the**
35 **rear of their property.** Property owners: John Normand and Colleen Lawson; Property location: 75
36 South Road, North Hampton, NH; M/L: 008-109-000; Zoning District: R-1 High Density Residential
37 District. The case is continued from the December 1, 2015 meeting.
38

39 In attendance for this application:

40 There was no one in attendance for this application.
41

42 Ms. Rowden explained that the applicant was granted a 90 day extension at the December 1, 2015
43 meeting with the intent to get to the March meeting. However, the 90 day extension does not get the
44 applicant to the March meeting. The applicant has been informed that he will need to request another
45 extension of a few days if he intends to continue discussions with the Board at the March 1 meeting. The
46 applicant was awaiting information from the Public Utility Commission.
47

48 **3. Case #08:15 “Rocky Ledge” Conservation Subdivision – Conditional Approval. Applicant Richard**
49 **Skowronski & Leila Hanna, 142 Mill Road, North Hampton, NH request an additional one year**
50 **extension to the Conditional Approval granted on 3/5/09.** The case is continued from the January 5,
51 2016 meeting.
52

53 In attendance for this application:

54 Richard Skowronski, owner – applicant
55

56 Mr. Skowronski addressed the Board. Mr. Skowronski stated that he hoped to reach an agreement with
57 the Conservation Commission regarding a conservation easement for the property. However, the parties
58 were unable to come to an agreement due to one issue dealing with access to the property. There is no
59 land trust or other organization willing to hold the conservation easement under the conditions of the
60 current approval. The current options are allowing another one year extension in an attempt to find an
61 organization willing to hold the conservation easement or moving on from this project.
62

63 Mr. Kroner stated that this application provides a lot of benefits to the town. He believes that
64 completion of the project is a better option.
65

66 Mr. Wilson stated that it would be prudent to extend the project’s conditional approval to allow more
67 time to work out remaining issues.
68

69 **Mr. Wilson moved that the Planning Board grant a one year extension to March 7, 2017 of the**
70 **Conditional Approval for Case #08:15 - “Rocky Ledge” Conservation Subdivision approved by the**
71 **Planning Board on March 5, 2009. Second by Mr. Jeffrey.**

72 Discussion of the motion-

73 Mr. Wilson stated that 40 acres of land becoming conservation land in perpetuity was a considerable
74 benefit to the Town.
75

76 Ms. Monaghan stated her concern that granting so many extension requests since 2009 may set a
77 precedent for other cases.
78

79 Mr. Jeffrey stated that, if this project was dropped, the possibility of a more densely populated
80 development could occur.
81

82 Mr. Kroner stated that this case is unique in that it provides a benefit to the town of creating a large
83 amount of continuous open space between this parcel of land and other properties. He believes the
84 unique characteristics of this application do not set a precedent for future cases.

85 **The vote was unanimous in favor of the motion (6-0).**
86

87 **4. Case #16-01 – Applicant Paul J. Marston, V.P. & Treasurer, Bercrom, Inc., 38B South Road, North**
88 **Hampton, NH for property located at 219 Lafayette Road, North Hampton, NH submits a Site Plan**
89 **Review Application to demolish an existing vacant restaurant building and construct a 3-story self-**
90 **storage facility with associated site improvements.** Property owner: Same as Applicant. Property
91 Location: 219 Lafayette Road, North Hampton, NH 03862; M/L 21/2. Zoning District: 1-B/R Industrial
92 Business Residential. The case is continued from the January 5, 2016 meeting.
93
94

95 In attendance for this application:

96 Paul Marston, owner – applicant

97 Colin Dinsmore, engineer

98 John Tuttle, architect

99 Mr. Maggiore arrived at 6:50 pm.

100

101 Mr. Dinsmore addressed the Board. Mr. Dinsmore presented a revised plan set for construction of a
102 80,000 square foot three-story self-storage building on a 2 ½ acre site within the aquifer protection
103 district. A majority of the building will be used for self-storage with a small office at the front of the
104 building. The building will be serviced by public water supply and a private septic system. There will be
105 19 parking spaces. According to Mr. Dinsmore, the proposed plan meets all zoning requirements except
106 for the allowed amount of impervious surface coverage. A drainage analysis has been provided to
107 compensate for more impervious surface coverage per the town ordinance. The landscaping along the
108 10 foot buffer areas required by the regulations has been shown. Much of the existing natural drainage
109 will be used with water draining to the back of the site. According to Mr. Dinsmore, drainage plans
110 comply with Aquifer Protection District requirements. The only approval still pending is the NHDOT
111 driveway permit.

112

113 Ms. Rowden noted that light spillage was indicated along the north side of the property.

114

115 Mr. Dinsmore stated that trees along the property line will prevent light spillage off the property.

116

117 Mr. Derby asked for details regarding the hours of operation.

118

119 Mr. Dinsmore stated that the proposed hours of operation for customers to access the business would
120 be 6 am to 10 pm.

121

122 Ms. Monaghan stated her concern that the early morning access hours could provide noise issues for
123 the residential properties.

124

125 Ms. Rowden stated that there is good screening for noise proposed in the plan.

126

127 Mr. Derby suggested that hours of operation could be revised to have early access hours on the side
128 away from the residential properties and later access hours on the side of the business abutting the
129 residential properties.

130

131 Ms. Rowden stated that she believes that the application is complete and recommends that the Board
132 take jurisdiction of the application.

133

134 Mr. Wilson stated that he believes the application does not comply with Section X.F.3.B.1. of the Site
135 Plan Regulations regarding roof design standards. The monotonous, warehouse style roof without
136 variation as depicted in the current plans does not comply with the regulation. Either the design should
137 be changed or a waiver request should be submitted. Since a waiver request has not been submitted,
138 Mr. Wilson stated that the application is not complete and suggested that the Board not take
139 jurisdiction of the application.

140

141 Mr. Kroner agreed that a waiver request is necessary.

142 Mr. Harned stated that he is not comfortable with the Board taking jurisdiction of the application. He
143 suggested that whatever can be done to break up the roof line and the big box look of the building
144 should be reviewed.

145
146 Ms. Monaghan stated that the monument sign indicated in the application may not comply with the
147 regulations and may require a waiver request. The halo style lighting within the monument sign could be
148 defined as an internally lit sign. Internally lit signs are not allowed by the zoning ordinance. The size of
149 the sign may also not conform to the regulations.

150
151 Mr. Derby asked for documentation regarding the type of items that are allowed and not allowed to be
152 stored within the storage facility to be included in the application since the site lies within the aquifer
153 protection district.

154
155 Mr. Kroner presented the following options to the applicant:
156 a. ask the Board for a continuance to prepare waiver requests or revise the application to comply
157 with the regulations or
158 b. ask the Board to take jurisdiction of the application knowing that some aspects of the
159 application may not comply with the ordinances or regulations.

160
161 Mr. Dinsmore requested that the Board continue discussion of the application to the next Planning
162 Board public hearing date and provide the applicant the opportunity to meet with the Application
163 Review Committee to review some of the technical aspects of the application.

164
165 Mr. Harned stated that the proposed vegetative buffer may not provide an appropriate lighting shield to
166 the neighboring properties.

167
168 Mr. Kroner asked for public comment.

169
170 Linda Theberge addressed the Board. Ms. Theberge stated that, as a neighbor of the proposed site, she
171 approved of the dark sky lighting proposed in the plans and was not concerned with noise that the
172 business may create. There are other operations that start early in the morning in the area. In her
173 opinion, storage units are generally quiet compared to other types of business.

174
175 **Mr. Derby moved that the Planning Board grant the continuance request and continue Case #16:01 to**
176 **the March 1, 2016 meeting. Second by Ms. Monaghan. The vote was unanimous in favor of the**
177 **motion (7-0).**

178
179 **II. New Business**

180 **1. Case #16-02 – Applicant Lindsey Delage, 36 Reddington Road, Unit #2, Hampton, NH for property**
181 **located at 27 Lafayette Road, Unit #4, North Hampton, NH submits Change of Use and Conditional**
182 **Use Permit Sign Applications for proposed hair salon business.** The applicant seeks approval for
183 change of use from the previous office use to a proposed hair salon with associated signage. Property
184 Owner: North Hampton Capitol Group, LLC – Minco Development Corp, 231 Sutton Street, Suite 1-B,
185 North Andover, MA 01845. Property Location: 27 Lafayette Road, North Hampton, NH; M/L 007-057-
186 000; Zoning District: I-B/R, Industrial- Business /Residential District.

187
188

189 In attendance for this application:

190 Lindsey Delage - applicant

191

192 Ms. Delage addressed the Board. Ms. Delage stated that she intended to start a hair salon business at 27
193 Lafayette Road in a unit formerly used as an office. The adjoining unit was used as a hair salon in the
194 past.

195

196 Mr. Kroner asked if a state septic permit was required.

197

198 Ms. Rowden stated that a state septic permit was not typically required for this type of business.

199 Ms. Rowden noted that the wall sign proposed in the application is larger than the ordinance allows.

200

201 **Mr. Wilson moved that the Planning Board take jurisdiction of the applications for Change of Use and**
202 **Conditional Use Permit Sign associated with the proposed hair salon business within unit #4 at 27**
203 **Lafayette Road. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).**

204

205 Mr. Kroner asked if the parking proposed in the application was adequate.

206

207 Ms. Rowden stated that all necessary parking was included on the site. She has no concerns with this
208 change of use application.

209

210 Mr. Kroner opened the public hearing at 8:05 pm.

211 Mr. Kroner closed the public hearing at 8:06 pm.

212

213 **Mr. Wilson moved that the Planning Board approve the Change of Use application for a change of use**
214 **from the previous office use to a proposed hair salon within the end unit #4 at 27 Lafayette Road.**
215 **Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).**

216

217 Ms. Delage presented a Conditional Use Permit Sign application and associated waiver request to the
218 Board. The application indicated a proposed 22.5 square foot wall sign to be placed on the front façade
219 of the building directly above the entrance to the hair salon unit. Ms. Delage stated that she needed a
220 larger sign due to the fact that the unit was located in the end spot away from the road and located
221 under a large gable roof. A larger sign would be easier to see in this location.

222

223 Ms. Monaghan asked if the wall sign would be located under the peak of the gable roof or directly over
224 the door to the unit.

225

226 Ms. Delage responded that the sign would be placed under the existing lights just under the peak of the
227 gable roof façade similar to the signage for the previous salon business in the adjoining unit.

228

229 Mr. Maggiore stated that a larger sign can be considered to help the business attract drive by customers
230 due to the unit's end location off of Route 1 and the larger size of the entire multiple-unit building.

231

232 Mr. Jeffrey stated that the proposed wall sign is similar to other signs at this location.

233

234 **Ms. Monaghan moved that the Planning Board approve the Conditional Use Permit – Sign application**
235 **for a wall sign not to exceed 22.5 square feet to be installed on the face of the building under the**

236 **existing lights associated with the proposed hair salon within the end unit #4 at 27 Lafayette Road.**
237 **Second by Mr. Harned. The vote was unanimous in favor of the motion (7-0).**
238

239 **III. Other Business**

240 a. Proposed Planning Board Procedures revisions – Citizen membership on sub-committees.

241 Mr. Kroner presented proposed revisions to the Planning Board Rules of Procedure drafted by Mr.
242 Wilson. The revisions clarify rules regarding citizen participation on Planning Board sub-committees.

243
244 Mr. Wilson stated that the intent of the revisions was to encourage citizen participation on Planning
245 Board sub-committees. The revisions clarify that, to be members of a Planning Board sub-committee,
246 citizens must be registered voters appointed by the Planning Board. Once appointed, the citizens
247 become regular voting members of the sub-committee.

248
249 Mr. Harned suggested the following addition to the proposed revisions to clarify Mr. Wilson's stated
250 intention.

251 Add new Section V.1.6.2. – "Citizens-at-large appointed to committees by the Planning Board shall have
252 voting privileges." Subsequent sections shall be renumbered accordingly.

253
254 **Mr. Harned moved that the Planning Board adopt the Rules of Procedures revisions as presented and**
255 **amended. Second by Mr. Derby. The vote was unanimous in favor of the motion (7-0).**
256

257 **Ms. Monaghan moved that the Planning Board appoint Nancy-Jane Luff as a citizen-at-large member**
258 **of the Sign Ordinance ad hoc Committee. Second by Mr. Harned. The vote was unanimous in favor of**
259 **the motion (7-0).**
260

261 Ms. Monaghan stated that the members of the Sign Ordinance ad hoc Committee had not been officially
262 appointed by the Board. She asked that the Planning Board officially recognize the committee.

263
264 **Mr. Harned moved that the Planning Board formalize the Sign Ordinance ad hoc Committee consisting**
265 **of Nancy Monaghan, Phil Wilson, Jim Maggiore, and Nancy-Jane Luff. Second by Mr. Jeffrey. The vote**
266 **was unanimous in favor of the motion (7-0).**
267

268 b. Minutes.

269 Mr. Kroner presented the minutes of the January 21, 2016 Planning Board meeting.

270 **Mr. Wilson moved that the Planning Board accept the minutes of the January 21, 2016 Planning Board**
271 **meeting as written. Second by Mr. Harned. The vote was unanimous in favor of the motion (7-0).**
272

273 c. Correspondence.

274 Mr. Kroner informed the Board that the State of NH legislature has approved an accessory apartment
275 provision for inclusion in the NH RSA's. He suggested Circuit Rider Planner review of the provision to
276 determine its potential impact to the Town of North Hampton and its ordinances/regulations.

277
278 The meeting was adjourned at 8:40 pm without objection.

279
280 Respectfully submitted,
281 Rick Milner
282 Recording Secretary