



Meeting Minutes
North Hampton Planning Board
Tuesday, November 6, 2018 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 Wally Kilgore and Jim Maggiore, Select Board Representative; Alternate Member Lauri Etela; and Rick Milner, Recording Secretary.

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

Mr. Harned appointed Mr. Etela to stand in for Mr. Wilson.

I. Old Business

- 1. Case #18:13 - Applicant, I & M Realty, LLC – Brent Flemming, 60 Lafayette Road, North Hampton, NH 03862.** The Applicant requests a design review to discuss proposed commercial building construction at 58 Lafayette Road site. The Case is continued from the September 4, 2018 meeting. Property Owner: Rocky Giuliano, LLC, 255 E. Main Street, Gloucester, MA 01930; Property Location: 58 Lafayette Road; M/L: 007-118-000; Zoning District: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

In attendance for this application:

Salvatore Golisano, owner; Brent Flemming, developer and applicant; Joe Coronati, engineer for the applicant; Jim Gove, wetlands scientist for the applicant; Charles Hoyt, building designer.

Mr. Harned noted for the record that discussions and comments regarding the Case 18:13 design review are non-binding.

Mr. Coronati addressed the Board. Mr. Coronati presented a revised concept plan and landscaping plan based on the Board's comments from the design review that occurred at the September 4 meeting. The revised plan proposed construction of a 12,024 square foot commercial building near the front of the property at 58 Lafayette Road. Mr. Coronati stated that the applicant wanted to discuss the environmental impacts of the proposed plan with the Board as they relate to the wetlands and the 100 foot wetlands buffer. Wetlands currently exist on the northerly and southerly sides of the property. A culvert and associated drainage crosses the entire parcel through the middle of the property to direct water from the south to the north.

Mr. Coronati noted the following aspects of the revised proposal:

- a. The building size has been further reduced to 12,024 square feet.
- b. Some parking areas and impervious areas have been removed from previous proposed plan.

c. Stormwater management will be improved by removing existing old culvert at the south side of the property and creating a 100 foot channel/stormwater swale to a new culvert on the north side of the property.

d. There will be significant changes in stormwater management features using new technologies under and around the proposed building that will significantly improve stormwater management on the site. A stormwater treatment swale will be added along the southerly lot line.

e. A planting plan for the swale and other areas of the property will create more green space, improve site aesthetics, and buffer views of neighboring commercial/industrial buildings.

f. Current overhead electricity lines will be replaced with underground utilities.

Mr. Harned asked why pavement was needed in the rear of the building and along the southerly lot line.

Mr. Coronati stated that the pavement was needed for:

a. truck access to possible delivery doors in that area,

b. allow for better traffic circulation on the site, and

c. provide fire department access around entire building.

Mr. Gove addressed the Board. Mr. Gove presented a report which highlighted the benefits of improving the existing culvert system, removing invasive vegetative species, and adding appropriate plantings to the site. The proposed plan removes an undersized culvert and creates a sinuous open water course.

The creation of the water course provides a new flood storage area and open water habitat. The current existing wetlands features have no suitable function or value. The proposed plan will increase the wetlands function and value with respect to flood-flow alteration, sediment/toxicant retention, nutrient removal, and sediment stabilization.

Ms. Monaghan stated that several aspects of the plan will require extensive monitoring during construction and maintenance after construction. She asked who would be responsible for ensuring that processes are followed properly.

Mr. Gove stated that professionals hired by the applicant will advise and educate a building contractor who would be responsible for the day to day compliance with the proper standards and operating processes during construction. The property owner would be responsible for compliance to standards after construction. The State of New Hampshire Department of Environmental Services (NHDES), as part of the state wetlands permitting process, will monitor the site for 2-5 years to ensure that the property owner is maintaining the site in a way that conforms to the regulations and permitting requirements.

Ms. Monaghan asked how much of the proposed building would be within the wetlands buffer.

Mr. Coronati responded that approximately 50% of the building would be within the wetlands buffer.

Mr. Hoyt presented a proposed building design plan to the Board.

Mr. Harned suggested that the applicant consider whether the paved drive around the back of the building and along the southerly lot line is necessary. If the paved area remains as proposed, the wetlands setback would essentially be reduced from 100 feet to 16 feet, an 84% reduction. There must be a balance between the business needs and the amount of wetlands impact. The reduction in the amount of wetlands buffer area in this case may be excessive.

Mr. Coronati responded that the wetlands buffer is currently 100% fully impacted by the existing gravel conditions on the site. The proposed plan would improve upon the quality of the wetlands impact.

Mr. Harned stated that the current site conditions which allow for the growth of vegetation through the gravel do not rise to the same level of impact as pavement and a building.

Mr. Etela suggested that a snow storage area be represented on the plan to ensure that snow storage did not impact the wetlands.

Mr. Coronati asked for input from the Board regarding feasibility of moving forward with the proposed plan.

Mr. Harned, Ms. Monaghan, and Mr. Maggiore stated their opinions that, even though the applicant was making improvements to the site and each subsequently revised version of the proposed plan is heading in the right direction, this was a difficult property to build on. The impact on the wetlands buffer is significant. The Board must ensure that the Board is adhering to the ordinances adopted by the townspeople to the best of its ability when considering an application.

Mr. Kilgore stated his opinion that each new version of the plan is headed in the right direction.

II. New Business

1. Case #18:15 – Applicant, Laurence Knowlton, 74 South Road, Rye Beach, NH 03871. The Applicant requests a preliminary consultation to discuss proposed change in use from existing home and garden accessories retail store to a restaurant/takeout eatery. Property Owner: Nature's Outpost, LLC, 85 Lafayette Road, North Hampton, NH 03862. Property Location: 85 Lafayette Road, North Hampton, NH 03862; M/L: 013-042-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Laurence Knowlton, applicant; Eric Williams, proposed restaurant operator; John Lorden, engineer for the applicant.

Mr. Harned noted for the record that discussions and comments regarding the Case 18:15 preliminary consultation are non-binding.

Mr. Knowlton addressed the Board. Mr. Knowlton stated that he intended to become the property owner of the 85 Lafayette Road site. The current home and garden accessories retail store would be replaced by a restaurant/takeout eatery. The restaurant is currently located on another site in North Hampton. The 85 Lafayette Road site would provide more space for the business operations and better parking. The proposed business would not expand upon the current building or current site conditions. The applicant would be asking for no more than what the existing site could handle in its present condition.

Mr. Harned asked if the residential use which currently exists in the building would be part of any future plan for the site.

Mr. Knowlton responded that the residential use would be abandoned.

Mr. Lorden addressed the Board. Mr. Lorden presented a site plan and a septic system plan for the .77 acre site. The existing building would be converted to a 30 seat restaurant and 300 square foot take out eatery. Twenty parking spaces are proposed. The current septic system lies within the 75 foot wetlands setback. A new septic system that can properly handle a restaurant use will be placed in the same location as the current septic system. No new areas on the site will be disturbed. NHDOT driveway and NHDES septic system approvals will be required.

Mr. Harned asked if the footprint of the new septic system would be larger than the footprint of the existing septic system.

Mr. Lorden responded that the new septic system may be slightly larger.

Mr. Milner noted that the septic plan would need a conditional use permit issued by the Planning Board authorizing the placement of the new septic system within the 75 foot wetlands setback in order for the septic system to be approved by the Rockingham County Conservation District (RCCD) representative.

Ms. Monaghan asked if the proposed parking spaces would be on existing pavement.

Mr. Lorden confirmed that the proposed parking spaces would be on existing pavement.

Ms. Monaghan asked how far the proposed new septic system would extend into the wetlands buffer.

Mr. Lorden stated that the new septic system would extend approximately 25 feet into the wetlands buffer.

Mr. Lorden asked how to calculate the gross floor area associated with the take out operations in order to properly assign the correct number of parking spaces.

Mr. Harned suggested that including the customer waiting area, service counter area, and approximately half of the kitchen area within the take out gross floor area may be a reasonable method for calculating the correct number of parking spaces.

Ms. Monaghan suggested that a snow storage area be represented on any proposed plan. Proposed parking areas cannot be used for snow storage.

Mr. Harned noted that, even though the applicant may submit a change of use application, the Planning Board may determine that a more comprehensive site plan review application is necessary to adequately review the proposed changes and issue an approval.

III. Other Business

Mr. Harned presented the minutes of the October 16, 2018 Planning Board meeting.

Ms. Monaghan moved that the Planning Board accept the minutes of the October 16, 2018 Planning Board meeting as written. Second by Mr. Kilgore. The vote was 4-0-1 in favor of the motion with Mr. Etela abstaining.

The meeting was adjourned at 8:15pm without objection.

187 Respectfully submitted,
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191 Rick Milner
192 Recording Secretary