



**Meeting Minutes**  
**North Hampton Planning Board**  
**Tuesday, February 5, 2019 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, Wally Kilgore, and Jim Maggiore, Select Board Representative; Alternate Members Lauri Etela and Valerie Gamache; Jennifer Rowden, RPC Circuit Rider; 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. Belluche.

**I. New Business**

**1. Case #19:03 - Applicant, I & M Realty, LLC – Brent Flemming, 331 Exeter Road, Hampton Falls, NH 03844.** The Applicant requests a Site Plan Review to construct a 12,120 square foot, 9-unit commercial building. The Applicant also requests Conditional Use Permits to allow construction and fill activities within the Wetlands Conservation District. 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:

Brent Flemming, applicant; Salvatore Golisano, property owner; Joseph Coronati, engineer; Charles Hoyt, architect; and Timothy Phoenix, attorney.

Mr. Coronati addressed the Board. Mr. Coronati stated that the applicant as had previous preliminary consultations and design review meetings with the Planning Board regarding the proposed site plan to construct a 12,120 square foot, 9-unit commercial building and associated stormwater management and parking lot improvements. As a result of these meetings, the following changes have been made to the plan:

- a. The drive around the back and southerly side of the proposed building has been eliminated.
- b. A bump-out has been added to the entrance drive on the northerly side of the property to accommodate adequate truck turning radius.
- c. A walkway has been added to the southerly side of the proposed building to provide for a required secondary means of safety egress.
- d. The proposed building footprint size has been reduced from the original 15,600 square feet to 12,120 square feet.
- e. Parking areas have been eliminated in favor of added greenspace between the existing building and the proposed building.
- f. The amount of impervious surface within the wetlands buffer area has been reduced by 5,700 square feet in the proposed plan.

Mr. Coronati further stated that:

- a. NHDES septic system approval has been issued.
- b. NHDOT driveway application has been submitted.
- c. Items noted in review letters from Town Engineer and Circuit Rider Planner will be addressed.
- d. A meeting has been scheduled with the Conservation Commission to discuss the wetlands impacts associated with the proposed plan.

Ms. Monaghan stated that, based on the Town Engineer and Planner comments, it appears that the application is not complete.

Ms. Rowden stated her opinion that the application is not complete. She recommends that the Planning Board not consider the conditional use permit requests until the application is deemed complete by the Board.

Mr. Maggiore arrived at 6:51pm.

Mr. Wilson stated that there were many outstanding issues, such as stormwater management culvert construction, that must be resolved prior to the Board considering the proposed site plan. It may be a better use of time for the applicant to address the outstanding issues and return to the Board with a complete application rather than have the Board comment on an incomplete application.

Mr. Coronati asked if the Board was willing to offer any comments that may aid in the preparation of a more complete plan set.

Ms. Rowden suggested that the applicant clarify the proposed uses for the site and the square footage for these uses so that adequate parking requirements are satisfied. The amount of parking on the site will have an impact on the stormwater management calculations.

Mr. Harned stated that conversations with other boards or professionals may make the Board's comments at this meeting irrelevant. It may be a better option to address issues and return to the Board with an application with less outstanding issues.

Mr. Etela suggested that answers to the comments raised in the professional review letters regarding stormwater management will most likely be needed for upcoming Conservation Commission review of the proposed site plan.

Ms. Rowden stated that the wetlands delineation is older. She suggested that the Board consider requiring that a more current delineation be submitted.

Mr. Harned suggested that any newer wetlands delineation should be performed by an independent source not directly associated with the applicant's engineering firm.

Mr. Wilson stated that he would be looking to receive from the Conservation Commission an opinion that the proposed improvements in the site plan make the situation on the site better. The proposed improvements to the site should provide sufficient justification for the encroachments on the wetlands buffer. The most important consideration for the Planning Board is to decide whether it is better for the general welfare of the Town to accept the proposed improvements than to deny the application.

Mr. Coronati officially requested that the Planning Board continue consideration of the 58 Lafayette Road site plan application to the March 5 meeting date.

**Ms. Monaghan moved that the Planning Board continue Case #19:03 to the March 5, 2019 meeting date. Second by Mr. Kilgore. The vote was unanimous in favor of the motion (7-0).**

## **II. Other Business**

Mr. Harned presented the minutes of the January 15, 2019 Planning Board meeting.

**Ms. Monaghan moved that the Planning Board accept the minutes of the January 15, 2019 Planning Board meeting as written. Second by Mr. Kilgore. The vote was unanimous in favor of the motion (7-0).**

The meeting was adjourned at 7:11pm without objection.

Respectfully submitted,

Rick Milner  
Recording Secretary