



Meeting Minutes
North Hampton Planning Board
Tuesday, July 7, 2020 at 6:30pm
NO PHYSICAL LOCATION FOR MEETING
MEETING ACCESSED THROUGH ELECTRONIC MEANS ONLY

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, Lauri Etela, Shep Kroner, and Jim Maggiore, Select Board Representative; Alternate member Valerie Gamache; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Chair Harned called the meeting to order at 6:35pm. Mr. Harned noted that the meeting was being held by electronic means as authorized by State of NH Executive Orders associated with the current public health crisis. The public may participate during public comment periods using the posted email address or phone number.

Ms. Gamache was seated for Mr. Kilgore.

Ms. Monaghan moved that the Planning Board authorize that the meeting be held by electronic means. Second by Mr. Maggiore. The roll call vote was unanimous in favor of the motion (7-0).

I. New Business

1. Case #20:09 – Applicant: Committed Collision – Derek Lighthall, 610 Lafayette Road, Hampton, NH 03842. The Applicant requests a Site Plan Review for construction of a 7,100 square foot building addition and proposed auto body repair, vehicle sales, vehicle rental sales, and office space uses. Property Owner: Joseph Roy Realty, LLC, P.O. Box 1627, North Hampton, NH 03862; Property Location: 203 Lafayette Road; M/L: 021-007-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Derek Lighthall, applicant; John Chagnon, engineer; James Scully, attorney; and Brandon Holben, architect.

Mr. Lighthall addressed the Board. Mr. Lighthall stated that he intends to purchase the current auto sales building at 203 Lafayette Road and add a 7,100 square foot addition to the building. He intends to use the expanded building for his auto body/vehicle collision repair and refinishing service business. A portion of the lot will also be dedicated to auto sales. A portion of the office space within the building will be used for auto sales office and a rental car sales office. He intends to have 13 to 15 employees. Operating hours will be 7:00am to 7:00pm Monday through Saturday and 9:00am to 5:00pm on Sunday. The used car dealership and rental car business will be operated by other owners leasing space on the property.

Mr. Chagnon presented a site plan for the property showing existing conditions and proposed improvements for the property. The plan included the following features:

- a. 7,100 square foot building addition attached to the southeast side of the current building which complies with structural setback regulations.
- b. Architectural renderings for the proposed addition.
- c. Stormwater management features including drainage easement and drainage swale on abutting property adjacent to the rear lot line of the 203 Lafayette Road property which infiltrate water run-off from the 203 Lafayette Road property.
- d. Access easement for the benefit of 203 Lafayette Road property on home park property along lot line shared by 203 Lafayette Road property and Hawthorne Drive on abutting home park property.
- e. Parking areas re-drawn to comply with parking space regulations and better delineate parking areas along lot line shared with Hawthorne Drive on abutting home park property.
- f. Floor plans for building and new addition showing locations for vehicle painting booths, auto body repair spaces, and office spaces for intended business uses.
- g. Lighting and septic system plans.

Mr. Harned asked for clarification regarding the parking spaces which appear to be over the lot line for the property.

Mr. Chagnon stated that the proposed plan moves the parking spaces onto the 203 Lafayette Road property. There will be no change to the pavement. However, yellow painted striping on the pavement indicating no parking areas will extend over the property line. The proposed changes will create a more defined separation between Hawthorne Drive on the home park property and the 203 Lafayette Road property than currently exists.

Mr. Harned expressed his concern with parking/traffic control features from the 203 Lafayette Road property extending onto the home park property.

Mr. Etela asked for clarification regarding proposed signage for the new business.

Mr. Holben stated that the existing sign and signposts will be removed. He showed sample wall and monument signs for the new business.

The Board discussed the need for any signage to have dark sky compliant lighting.

Mr. Holben showed floor plans which included a mezzanine level used for storage, specialized paint booth areas, vehicle repair areas, office areas, and a canopy structure added to the front of the building to be used for quick inspections or drop-off area during bad weather.

Mr. Holben also showed architectural renderings which used sloped roofs, windows, and siding features to bring some New England heritage characteristics to an industrial building. Connection points between the existing building and the proposed addition are designed to help control water flow off of the building.

Ms. Monaghan noted that the lighting specifications indicate that the outdoor light fixtures will have a color temperature rating of 5,000K and not be full cut-off. The town regulations limit the color

temperature rating to no more than 3,000K. The fixtures should also be full cut-off fixtures in order to be dark sky compliant.

Mr. Chagnon stated that the lighting specifications will be changed to indicate 3,000K and full cut-off fixtures. The change should not affect lighting intensity.

Mr. Chagnon presented a request that the requirement to submit a stormwater management plan for the site be waived. Mr. Chagnon presented the following justifications for the waiver request to be granted:

- a. The proposed building addition will be constructed over an area which is currently paved.
- b. The plan proposes to reduce the amount of impervious surface on the property from 87% to 82%.
- c. The current water infiltration and stormwater management features with two existing leaching catch basins and off-site infiltration area have worked successfully since 1999.
- d. The plan proposes to replace leaching catch basins with deep sump catch basins that include oil hoods. These added features should treat the water as well as provide infiltration.
- e. A drip edge will be installed around the proposed building addition.

Ms. Rowden stated her opinion that, with the submittal of the waiver request, the application is complete.

Mr. Wilson moved that the Planning Board find that the application is complete and take jurisdiction of the Site Plan Review application for Case #20:09 for construction of a 7,100 square foot building addition and proposed auto body repair, vehicle sales, vehicle rental sales, and office space uses. Second by Ms. Monaghan. The roll call vote was unanimous in favor of the motion (7-0).

Mr. Chagnon stated that a special exception application has been submitted to the Zoning Board of Adjustment to allow the motor vehicle service facility use on the property as required by the zoning ordinance.

Mr. Chagnon addressed items mentioned in the Town Engineer review letter for the project. Mr. Chagnon also noted that an easement will be established to allow residents of the home park continued use of the community mail room for the home park which lies on the 203 Lafayette Road property.

Mr. Wilson moved that the Planning Board grant the request to waive the requirements of Site Plan Regulations Section VIII.B.20 regarding submittal of a stormwater drainage control plan based on the finding of the Planning Board that the stormwater management waiver criteria have been met. Second by Ms. Monaghan. The roll call vote was unanimous in favor of the motion (7-0).

Mr. Wilson asked that the applicant be prepared to answer the following questions at the next meeting:

- a. Provisions for spill containment of possible hazardous materials stored on the site?
- b. Compatibility of building materials to be used for proposed addition with those currently used on existing building. For example, can stucco material on front facing of existing building be duplicated on front facing of the proposed addition?
- c. Can a peaked roof be substituted for the sloped roof on the proposed building addition?

Mr. Wilson asked the applicant if he intended to purchase any damaged cars, make needed repairs, and sell those cars himself.

Mr. Lighthall stated that he did not want to be in the car sales business himself. He would not engage in the activity as described by Mr. Wilson.

Mr. Wilson moved that the Planning Board continue Case #20:09 to the August 4, 2020 meeting date. Second by Mr. Etela. The roll call vote was unanimous in favor of the motion (7-0).

II. Other Business

Mr. Harned presented the minutes of the June 2, 2020 meeting.

Ms. Monaghan moved that the Planning Board accept the minutes of the June 2, 2020 meeting as written. Second by Mr. Wilson. The roll call vote was unanimous in favor of the motion (7-0).

Ms. Gamache was dropped from the electronic meeting connection due to a technical issue at 8:15pm.

Mr. Milner asked the Board for permission to have the Chair sign mylars submitted for recording outside of the usual Board process due to current public health crisis and state of emergency.

Mr. Wilson moved that the Planning Board authorize the Chair to sign mylars submitted for recording outside of the usual Board process during the current state of emergency. Second by Ms. Monaghan. The roll call vote was unanimous in favor of the motion (6-0).

The meeting was adjourned at 8:19pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary