



Meeting Minutes

North Hampton Planning Board

Tuesday, November 3, 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, and Shep Kroner; 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.

I. Old Business

1. Case #18:10 – Applicant, Charles A. Lamprey, Jr. – JLCL Real Estate Development, LLC, 39 Cedar Road, Building 2, Unit 1, North Hampton, NH 03862. The Applicant requests the release of landscaping performance guarantee held by the Town of North Hampton associated with 2018 site plan approval. Property owner: JLCL Real Estate Development, LLC, 39 Cedar Road, Building 2, Unit 1, North Hampton, NH 03862; Property Location: 35 Cedar Road, North Hampton, NH 03862; M/L: 007-054-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Charles A. Lamprey, Jr., property owner.

Mr. Lamprey addressed the Board. Mr. Lamprey stated that the landscaping features for the commercial building project at 35 Cedar Road approved by the Planning Board in 2018 have been installed for a period of two years. Mr. Lamprey showed the Board pictures of the landscaping features from all sides of the 35 Cedar Road commercial building. The plantings and drainage area are complete and in good condition. Mr. Lamprey requested that the Board release the landscaping performance guarantee associated with the 2018 site plan approval.

Mr. Harned asked if the landscaping features had been inspected by the town administration.

Mr. Milner stated that he inspected the landscaping features recently. The site landscaping was in excellent condition. A few trees and bushes included in the site plan were not planted. However, in his opinion, the intent of the site plan has been satisfied.

Mr. Lamprey stated that a few trees were not planted to improve snow plowing operations on the site. Other trees, that were planned to be removed, were kept on the site.

Mr. Kroner stated his opinion that the appearance of the site was outstanding.

Mr. Wilson asked if a parking space, used for a contractor's truck and trailer, on gravel near access drive was located in the landscaping buffer area.

Mr. Lamprey explained that his property extended beyond the access drive. The landscaping buffer area was on the other side of the access drive.

Mr. Kroner moved that the Planning Board authorize the release of the landscaping performance guarantee held by the Town of North Hampton associated with the 2018 site plan approval for property located at 35 Cedar Road in its entirety. Second by Ms. Monaghan. The roll call vote was unanimous in favor of the motion (5-0).

II. New Business

1. Case #20:14 – Applicant: Richard Hayes, Seacoast Power Equipment, 106 Lafayette Road, North Hampton, NH 03862. The Applicant requests a minor review for expansion of outdoor storage use and security fencing. Property Owner: 106 Lafayette Road, LLC, P.O. Box 505, North Hampton, NH 03862; Property Location: 104 Lafayette Road, North Hampton, NH 03862; M/L: 013-026-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Richard Hayes, applicant.

Mr. Hayes addressed the Board. Mr. Hayes stated that, as a new owner of the power equipment retail business on the site, he is proposing to expand the existing security fence along the left side of the existing building and closer to Elm Road in the rear of the building. Mr. Hayes presented a copy of the approved site plan for 106 Lafayette Road which showed the location of the proposed new fencing and elimination of older fencing. The purpose of the fence expansion is as follows:

- a. need for a full security perimeter which restricts access to the existing building and
- b. additional outdoor storage of power equipment for seasonal demand.

Mr. Hayes explained that the current public health crisis has negatively impacted the ability to receive equipment and parts orders in a timely manner. The need to store more products and parts on-site has become necessary due to longer lead times for order fulfillment.

Mr. Etela asked if the handicap parking space and parking space striping indicated on the site plan will be installed.

Mr. Hayes stated that he will install the handicap parking space and parking lot striping.

Ms. Monaghan asked if permanent storage would occur at the front of the property near Route 1.

Mr. Hayes responded that display items would only be stored at the front of the property during business hours. The displays would be returned to the fenced storage area when the business is closed.

Mr. Wilson asked if the trees along Elm Road at the back of the property would be removed as part of the fence installation.

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Mr. Hayes responded that no trees would be removed from the back of the property. He will retain the natural screening barrier.

Mr. Harned stated that there is a large amount of grass and pervious surface behind the building. He asked if the amount of pervious surface would change.

Mr. Hayes stated that no changes in the amount of pervious surface will occur.

Ms. Rowden stated that the proposed expansion of fencing and outdoor storage area application qualifies for a minor site review as detailed in the site plan regulations. In her opinion, the application is complete.

Mr. Wilson moved that the Planning Board find that the application is complete and take jurisdiction of the Minor Review application for Case #20:14 for expansion of outdoor storage use and security fencing. Second by Ms. Monaghan. The roll call vote was unanimous in favor of the motion (5-0).

Mr. Harned opened the public hearing at 6:55pm. No comments were made. Mr. Harned closed the public hearing at 6:58pm.

Mr. Harned asked what type of fencing would be installed.

Mr. Hayes stated that the same type of materials and construction method as used for the existing fence would be used for the expanded fencing – 6 foot high chain link fence with 2 foot high barbed wire along the top of the fence.

Mr. Wilson asked for details regarding precautions taken to prevent contaminants leaking into the ground from power equipment stored outside.

Mr. Hayes stated that fluids or other contaminants are removed from the power equipment in the site workshop prior to being placed in the outside storage area.

Ms. Monaghan moved that the Planning Board approve the Case #20:14 Minor Review application for expansion of outdoor storage use and security fencing subject to the following conditions:

- a. The handicap parking area indicated on the approved site plan shall be installed.**
- b. The parking space striping indicated on the approved site plan shall be completed.**
- c. The security fencing indicated in the minor review application shall match the existing fencing, using the same type of construction and materials.**

Second by Mr. Wilson. The roll call vote was unanimous in favor of the motion (5-0).

2. Case #20:15 – Applicant: Brian Goode, Seacoast Village Mall, 29 Lafayette Road, North Hampton, NH 03862. The Applicant requests a Preliminary Consultation to discuss approval process for proposed parking lot improvements. Property Owner: Seacoast Village of North Hampton Condominium, 29 Lafayette Road, North Hampton, NH 03862; Property Location: 29 Lafayette Road, North Hampton, NH 03862; M/L: 007-058-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Brian Goode, property owner representative.

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Mr. Goode addressed the Board. Mr. Goode stated that the purpose of the preliminary consult was for the property owner to receive guidance as to what type of Planning Board approval may be required for proposed parking lot improvements, including the removal of the grassed island along the front of the Seacoast Village Mall building which restricts emergency vehicle use of the fire lane. Mr. Goode presented a copy of the 1984 approved site plan and a satellite picture of the Seacoast Village Mall site to the Board.

Mr. Harned noted that this discussion is non-binding on both the Board and the applicant.

Mr. Kroner stated his concerns with an apparent conflict between parking space locations and logical traffic patterns on the site. Also, as part of any proposed parking lot improvements plan, a calculation of the actual and proposed impervious surface coverage of the lot must be included in the application materials.

Ms. Rowden stated that the proposed improvements would most likely need approval of an amended site plan application using the major review process with several waiver requests. However, the site plan regulations do give the Planning Board a level of discretion to consider the relative size of the proposed change to the site when determining the appropriate approval process for a particular proposed plan.

Mr. Harned stated his opinion that, since the improvements would require more than 300 square feet of pavement/impervious surface, the proposed plan would require a major site plan review.

The Board and Mr. Goode discussed several options for improvements to the parking lot that would mitigate negative impacts on amounts of green space and pervious surface on the property. Mr. Wilson suggested that a more detailed plan showing the actual proposed changes would need to be presented to the Board before the Board can adequately evaluate the appropriate approval process.

Mr. Wilson suggested that a variance for expanding a non-conforming use, the amount of current impervious surface exceeding the allowed amount, may be necessary. Mr. Wilson also suggested that the applicant investigate the possibility of adding more green space and pervious surface by eliminating parking spaces, if that was feasible for the business model of the site.

III. Other Business

1. 2021 Planning Board meeting calendar.

The Board reviewed the 2021 meeting calendar.

2. Minutes.

Mr. Harned presented the minutes of the October 20, 2020 meeting.

Ms. Monaghan moved that the Planning Board accept the minutes of the October 20, 2020 meeting as written. Second by Mr. Etela. The roll call vote was unanimous in favor of the motion (5-0).

The meeting was adjourned at 7:40pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary

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