



Meeting Minutes
North Hampton Planning Board
Tuesday, August 3, 2021 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 and Shep Kroner; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

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

I. New Business

1. Case #21:17 – Applicants: Justin and Tracy Douglass, 58 South Road, North Hampton, NH 03862 and Stephen and Nancy Gosselin, 56 South Road, North Hampton, NH 03862. The Applicants request a lot line adjustment between properties located at 58 South Road and 56 South Road. Property Owners: Justin and Tracy Douglass, 58 South Road, North Hampton, NH 03862 and Stephen and Nancy Gosselin, 56 South Road, North Hampton, NH 03862; Property Locations: 58 South Road and 56 South Road; M/L: 004-026-000 and 004-025-000; Zoning District: R-1, High Density District.

In attendance for this application:

Justin and Tracy Douglass, property owners; Henry Boyd, engineer.

Mr. Boyd addressed the Board. Mr. Boyd presented a lot line adjustment plan between the 56 and 58 South Road properties. The lot line adjustment plan proposed to transfer to the 58 South Road property the back land of the 56 South Road property and a narrow strip of land from the front of the 56 South Road property accessing the back land (approximately 1.44 acres). A small portion of the 58 South Road property between the two homes would be transferred to the 56 South Road property (approximately 0.11 acres). The proposed plan has received Zoning Board of Adjustment variances for frontage and lot size non-conformities and NHDES subdivision approval.

Mr. Boyd stated that the lot line adjustment is being proposed for the following reasons:

- a. create a more standard lot shape for the 56 South Road property,
- b. due to the large amount of wetlands, the backland has no functional value for the 56 South Road property owners,
- c. allow owners of the 58 South Road property to access the back land and enjoy the use of the natural environment which is closer to their home than the 56 South Road home, and
- d. allow the owners of the 58 South Road property to protect the natural environment and wetlands within the backland since it is easier for them to maintain the back land due to its closer proximity to the rear of 58 South Road home.

Mr. Boyd stated that the applicants are requesting a waiver to the Subdivision Regulations monumentation requirements since a long stone wall runs along a large portion of the northwesterly lot line for the 58 South Road property and provides an approximate location for the lot line in that area.

Mr. Wilson asked if there was an available building envelope within the 56 South Road backland as currently delineated.

Mr. Boyd responded that there was no building envelope as allowed by town regulations available within the 56 South Road backland as currently delineated.

Mr. Wilson moved that the Planning Board find that the application is complete and take jurisdiction of the Lot Line Adjustment application for properties located at 56 South Road and 58 South Road. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (4-0).

The Board and Mr. Boyd discussed the details associated with points along the current lot lines which have existing monumentation and the points along new lot lines that will require monumentation in accordance with town regulations.

Mr. Wilson stated his opinion that the location of the stone wall is not an extenuating circumstance that outweighs the need to accurately mark a lot line. The stone wall does not precisely lie along the lot line.

Mr. Boyd responded that a hole may need to be drilled into the stones of the wall in order to securely install an iron pipe monument in accordance with town regulations. This may require the disassembly of the wall to find a stone suitable for drilling a secure hole for the iron pipe.

Ms. Rowden suggested that, since the stone wall indicates an approximate position of the lot line and installation of required monumentation within the stone wall may not be easily accomplished, one pipe could be set at the northerly end of the stone wall to mark a point along the northwesterly lot line of the 58 South Road property.

Mr. Harned opened the public hearing regarding the waiver request at 6:58pm. No comments were made. Mr. Harned closed the public hearing at 6:59pm.

Mr. Wilson moved that the Planning Board grant the request to waive the requirements of Subdivision Regulations Section IX.D regarding monumentation subject to the following conditions:

- 1. In addition to the installation of the seven (7) monuments proposed on the lot line adjustment plan, one (1) monument shall be installed as near as possible to the northern terminus of the stone wall located along the northwesterly lot line of the 58 South Road property.**
- 2. The location of all eight (8) monuments indicated in Condition #1 shall be noted on the lot line adjustment plan.**

Second by Mr. Kroner. The vote was unanimous in favor of the motion (4-0).

Mr. Harned stated that the application appears to meet the standards for a minor lot line adjustment. It is not necessary to hold a public hearing. Mr. Harned asked if anyone wished to comment on the application. No comments were made.

Mr. Wilson moved that the Planning Board approve the Lot Line Adjustment application for Case #21:17 for properties located at 56 South Road and 58 South Road as represented in the plan presented to the Board subject to the following conditions:

- 1. In addition to the installation of the seven (7) monuments proposed on the lot line adjustment plan, one (1) monument shall be installed as near as possible to the northern terminus of the stone wall located along the northwesterly lot line of the 58 South Road property.**
 - 2. The location of all eight (8) monuments indicated in Condition #1 shall be noted on the lot line adjustment plan.**
 - 3. Applicant shall submit a recordable Mylar of the approved plan with signatures and seals affixed of all licensed professionals whose names appear on the plan. All conditions of approval shall be listed on the Mylar pursuant to NH RSA 676:3.III.**
 - 4. Applicant shall submit a Certificate of Monumentation, stamped and signed by a NH Licensed Land Surveyor, certifying that all monuments depicted on the plan have been properly set.**
 - 5. Applicant shall submit evidence of receipt of all required federal, state, and local permits and shall note their numbers, as appropriate, on the recorded page of the plan.**
 - 6. Applicant shall submit checks made payable to the Rockingham County Registry of Deeds for recording fee and mandatory state fee to fund the Land and Community Heritage Investment Program (LCHIP).**
 - 7. All fees incurred by the Planning Board including, but not limited to, consulting, engineering, and legal fees, have been paid by the applicant.**
 - 8. There shall be no changes to the approved plan on the recordable mylar except to meet these conditions of approval.**
- Second by Ms. Monaghan. The vote was unanimous in favor of the motion (4-0).**

2. Case #21:18 – Applicant: 25 Lafayette Road, LLC, 300 Gay Street, Manchester, NH 03103. The Applicant requests a preliminary consultation to discuss proposed expansion of parking area for buses on 25 Lafayette Road property. Property Owner: 25 Lafayette Road, LLC, c/o Joseph Equipment Company, 300 Gay Street, Manchester, NH 03103; Property Location: 25 Lafayette Road, North Hampton, NH 03862; M/L: 003-087-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Chris Rice, engineer; Peter Saari, attorney; and Gregg Mikolaities, consultant.

Mr. Rice addressed the Board. Mr. Rice presented a site plan for the 25 Lafayette Road site which included:

- a. existing retail store building at the front of property,
- b. existing building at the back of the property containing office and garage spaces for bus company and auto sales business,
- c. parking areas for bus storage, used cars for sale, and customers, and
- d. large detention pond for stormwater drainage along the back lot line.

Mr. Rice stated that the property owner proposes to backfill the existing detention pond and cover the area with asphalt to provide more area for parking existing buses and improve bus traffic movement on the site. No additional buses are proposed to be stored on the site. A new, engineered stormwater runoff storage and infiltration system would be installed to replace the existing stormwater management features. Mr. Rice stated that a variance may be needed due to possible non-conformance with zoning ordinance lot coverage requirements.

Ms. Monaghan asked how much more parking lot space was being created and if the applicant would accept that the site be limited to no more than the 57 buses currently allowed by the existing approved site plan.

Mr. Rice responded that approximately 33,000 square feet of parking surface was being added to the site. The applicant would accept no expansion to the current amount of allowed buses on the site.

Mr. Kroner noted that there is a good reason for such a large detention pond on the site. The detention pond fills up with water on a regular basis. The aquifer lying under the site is an important water resource. He is concerned that the removal of the detention pond and addition of a large impervious surface will have a detrimental effect on the water resource. He is interested in seeing how a new stormwater management system will balance the effects of the additional impervious surface.

Mr. Rice stated that the stormwater management system will be designed to meet the Town's regulations. If the regulation standards cannot be met, then the proposal will be scaled down to meet the standards.

Ms. Rowden stated that an amended site plan review will be necessary to obtain approval for the proposed project. Since the site lies within the Aquifer Protection District, a Conditional Use Permit to allow the proposed use within the district will also be necessary. The project may not qualify for the less intense redevelopment stormwater management standards. The proposed plan will most likely require a variance due to non-conformance with zoning ordinance lot coverage requirements.

Mr. Harned suggested that the applicant review the language for the drainage easement along the back lot line to ensure that there are no restrictions which may impede the proposed project. Mr. Harned also suggested that the applicant explore the possibility of using the large amount of existing parking spaces at the front of the property which appear to be empty on a regular basis rather than creating more parking lot area.

Mr. Wilson stated his concern with adding asphalt to the site. The site is in a region that already has too much asphalt coverage.

3. Case #21:19 – Applicant: ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103. The Applicant requests a preliminary consultation to discuss proposed change of use and site improvements. Property Owner: ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103; Property Location: 34 Lafayette Road, North Hampton, NH 03862; M/L: 007-114-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Chris Rice, engineer; Peter Saari, attorney; and Gregg Mikolaities, consultant.

Mr. Rice addressed the Board. Mr. Rice presented a site plan for the 34 Lafayette Road site which included:

- a. existing vacant 11,600 square foot building formerly used for limousine service business which extends into the side yard structural setback and the landscape buffer,
- b. existing parking spaces,
- b. proposed locations for a security fence, waste container and equipment storage, and

c. hardscape area which extends across the landscape buffer along the back lot line and onto abutting property.

Mr. Rice stated that the applicant proposes to use the existing building for office space, equipment rental business, and equipment storage. There are no proposed changes to the building. Hardscaped areas located behind the building would be used for equipment storage, including power and HVAC equipment. Rental equipment fuel tanks may be delivered to and stored in an empty state on the site. Equipment storage areas will be protected by security fencing.

Mr. Rice also stated that the existing leach field for former car washing wastewater will be put out of service and equipment washing wastewater will be stored in a tank and periodically pumped to a tanker truck for delivery to an appropriate wastewater service facility.

Ms. Rowden stated that an amended site plan review will be necessary to obtain approval for the proposed project. Since the site lies within the Aquifer Protection District, a Conditional Use Permit to allow the proposed use within the district will also be necessary. The project will also need to adhere to the stormwater management regulations.

Ms. Monaghan asked what uses would occur inside the building.

Mr. Rice responded that the building would be used for office space and equipment repair.

Mr. Kroner asked if lighting would be added to the site.

Mr. Rice responded that lighting for security will most likely be added.

Ms. Monaghan asked for clarification on the location of the storage area behind the building.

Mr. Rice stated that, depending on whether the security fence was deemed a structure, the storage area would extend either to the 10-foot landscaping buffer or the 35-foot structural setback from the rear and side lot lines.

Mr. Harned suggested that the property owner resolve the issue regarding the encroachment of the hardscape area on the abutting property behind the site. Mr. Harned also suggested that the applicant contact NHDES regarding possible contamination sources for higher than allowed PFAS amounts within the water supply around this site.

Mr. Wilson asked if there would be an increase in the amount of impervious surface associated with the proposed plan.

Mr. Rice stated that the amounts of impervious surface added and removed from the site should balance to not be an increase in the amount of impervious surface.

II. Other Business.

1. Minutes.

Mr. Harned presented the minutes of the July 20, 2021 meeting.

Ms. Monaghan moved that the Planning Board accept the minutes of the July 20, 2021 meeting as written. Second by Mr. Wilson. The vote was unanimous in favor of the motion (4-0).

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

Respectfully submitted,

Rick Milner
Recording Secretary