



**Meeting Minutes**  
**North Hampton Planning Board**  
**Tuesday, October 5, 2021 at 6:30pm**  
**Town Hall, 231 Atlantic Avenue**

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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, Shep Kroner, and Jim Maggiore, Select Board Representative; Alternate Member John Sillay; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Chair Harned called the meeting to order at 6:35pm.  
Mr. Sillay was seated for Mr. Etela.

**I. Old Business**

**1. Case #21:21 – Applicant: Heritage Builders, LLC, 2 Walnut Hill Park, Suite 4, Woburn, MA 01801.** The Applicant requests a Site Plan Review to amend previous site plan approval with a change of use and site improvements. The Applicant also requests a Conditional Use Permit to allow proposed uses within the Aquifer Protection District and a waiver to the Site Plan Review Regulations regarding stormwater management. Property Owner: Sabbia, LLC, 2 Walnut Hill Park, Suite 4, Woburn, MA 01801. Property Location: 198 Lafayette Road, North Hampton, NH 03862; M/L: 021-026-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Joe and Jay Surianello, property and business owners; John Chagnon, engineer; Thomas House, architect; and David Choate, real estate broker.

Mr. Chagnon addressed the Board. Mr. Chagnon presented a revised site plan for the 198 Lafayette Road property within the Industrial-Business/Residential (I-B/R) and Aquifer Protection Districts based on professional review comments and Board member comments at the September 7 Planning Board meeting. Mr. Chagnon submitted a waiver request to allow a 16 foot drive aisle width on the north side of the front building where an 18 foot drive aisle width is required by the Site Plan Regulations.

Mr. Chagnon stated that the intent of the applicant was to receive a conditional approval for the application in order to begin site work to improve the site to make it more attractive to potential renters and use the rear building for the applicant's business operations. The applicant will approach the Board at later dates to seek Aquifer Protection District Conditional Use Permits and other necessary approvals for proposed businesses in the front building prior to each individual business occupying and starting business activities in the front building.

Mr. Chagnon reviewed drainage design changes to the site plan in order to address comments from the Town Engineer and the Circuit Rider Planner. Mr. Chagnon noted that the proposed grading of the site has been revised to route stormwater to a vegetated swale. The proposed drainage pond design will infiltrate at least as much water volume to the aquifer as the existing condition.

Ms. Monaghan stated her concern with approving Aquifer Protection District Conditional Use Permits for an initial tenant with a specific use and that approval carrying over to a new tenant for the same use. Even though the use may be similar, the type of activity and items stored on the site may be different for different tenants.

Mr. Wilson stated that the maintenance plan for site redevelopment submitted in the application package appears to be copied from another source. He suggested that the maintenance plan be edited to remove references that do not apply to the proposed uses in the application and include more accurate descriptions of the actual activities that will occur on the site.

**Mr. Wilson moved that the Planning Board grant the requests to waive the requirements of Site Plan Regulations:**

**a. Section X.F Post Construction Stormwater Management based on the finding of the Planning Board that the criteria for a small development project have been met and**

**b. Section X.B.4 Parking Lot Design Aisle Width to allow a 16 foot drive aisle width as presented in the proposed site plan.**

Mr. Harned opened the public hearing regarding waiver requests at 7:02pm. No comments were made. Mr. Harned closed the public hearing at 7:03pm.

Ms. Monaghan asked if all of the vehicles and equipment proposed to be stored in the rear of the site will fit within the proposed 16 foot drive aisle. Mr. Chagnon stated that the vehicles and equipment will fit within the 16 foot drive aisle.

**Second by Mr. Kroner. The vote was unanimous in favor of the motion (6-0).**

Mr. Harned asked the Board for comments regarding the criteria for approval of a Conditional Use Permit to allow the proposed uses within the Aquifer Protection District.

Mr. Wilson asked for clarification regarding provisions to contain an oil spill associated with vehicle/equipment maintenance on the site.

Mr. Chagnon stated that there are no floor drains in the maintenance building. A spill kit will be available within the maintenance area.

Mr. Wilson suggested that a requirement for spill containment features within the rear maintenance building be added as a condition if the Board approves the site plan application.

Mr. Harned opened the public hearing regarding the Aquifer Protection District Conditional Use Permit at 7:12pm. No comments were made. Mr. Harned closed the public hearing at 7:13pm.

**Mr. Wilson moved that the Planning Board approve the Case #21:21 Conditional Use Permit application to allow proposed uses within the Aquifer Protection District as presented based on the finding of the Planning Board that the criteria have been met subject to the following conditions:**

**a. spill containment capabilities are kept on site for use in Building A and**

**b. servicing of vehicles and equipment shall be limited to those used in the operation of the applicant's business.**

**Second by Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

Mr. Chagnon noted the following revisions made to the site plan since the last meeting:

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- a. State permits have been added to the plan set.
- b. 12 foot New Hampshire Department of Transportation (NHDOT) easement plan along Lafayette Road has been added to the plan set.
- c. Note regarding the additional special exception and conditional use permit approvals required for proposed uses prior to occupancy of Units B, C, and D has been added to the plan set.
- d. Town Engineer comment regarding the 6.1 percent increase of impervious lot coverage beyond the allowed 20 percent has been addressed.
- e. Note regarding the site's location within the Aquifer Protection District has been added to the plan set.
- f. Do Not Enter sign has been added to the one way drive location on the plan set.

The Board reviewed the architectural renderings for the proposed building renovations associated with the application.

**Mr. Wilson moved that the Planning Board approve the Case #21:21 Site Plan Review application to amend previous site plan approval with a change of use and site improvements at 198 Lafayette Road subject to the following conditions:**

- 1. Changes noted in professional review letters and discussed at the October 5, 2021 Planning Board meeting have been added to the plan set.**
- 2. The applicant shall submit a clean letter from the Town Engineer.**
- 3. A note shall be added to the recorded page of the plan indicating the recorded easement document book and page number and recorded easement plan number.**
- 4. Notes shall be added to the recorded page of the plan indicating the Waiver Request and Conditional Use Permit approval dates.**
- 5. 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.**
- 6. 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.**
- 7. Applicant shall submit evidence of receipt of all required federal, state, and local permits including, but not limited to, NHDOT driveway and NHDES subsurface system approvals and shall note their numbers, as appropriate, on the recorded page of the plan.**
- 8. Applicant shall submit checks made payable to the Rockingham County Registry of Deeds for required Land and Community Heritage Investment Program (LCHIP) and recording fees.**
- 9. All fees incurred by the Planning Board including, but not limited to, consulting, engineering, and legal fees, have been paid by the applicant.**
- 10. There shall be no changes to the approved site plan on the recordable mylar except to meet these conditions of approval.**

**Second by Mr. Maggiore.**

Mr. Harned opened the public hearing regarding the Site Plan Review application at 7:29pm. No comments were made. Mr. Harned closed the public hearing at 7:30pm.

**The vote was unanimous in favor of the motion (6-0).**

**2. Case #21:22 – Applicant: Prince Corner Garage, P.O. Box 1351, North Hampton, NH 03862.** The Applicant requests a Site Plan Review to amend previous site plan approval with a change of use and site improvements. The Applicant also requests a Conditional Use Permit to allow proposed uses within the Aquifer Protection District. Property Owner: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH

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03862. Property Location: 50-52 Lafayette Road, North Hampton, NH 03862; M/L: 008-024-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

In attendance for this application:

Greg Bauer, property owner; John Chagnon, engineer; Tim Phoenix, attorney; and Scott Prince, applicant.

Mr. Sillay recused himself.

Mr. Phoenix addressed the Board. Mr. Phoenix made the following statements based on Circuit Rider Planner review letter comments:

- a. A special exception application for the motor vehicle service facility use proposed in the site plan application will be submitted to the Zoning Board of Adjustment (ZBA) at a later date.
- b. A variance application to allow the proposed commercial vehicle, equipment, and building material storage use in the R-1 Zoning District has been submitted for consideration by the ZBA at its October 26, 2021 meeting.
- c. An application seeking relief for existing retaining wall construction within the site's side yard setback and continuing onto the abutting property has been submitted for consideration by the ZBA at its October 26, 2021 meeting.

Mr. Phoenix made the following statements regarding satisfaction of the criteria to approve a Conditional Use Permit to allow the proposed mechanic and snow plow services business and proposed material storage areas, truck and equipment storage areas, and plow storage areas within the Aquifer Protection District:

- a. The storage of raw materials on an undeveloped residential section of the lot, accessible only from the commercial section of the lot, will not adversely affect groundwater quality. Similarly, the storage of vehicles on pads and new snowplows installed inside the existing commercial building will not negatively affect ground water quality. The site has been previously approved for excavation and construction business. Trucks and other heavy equipment are already parked and repaired on the site. The existing uses and activities on the site will be increased only marginally by the proposed new business and activities.
- b. There will be no reduction in the long-term volume of water or the storage capacity of the aquifer since activities on the site will only be marginally increased.
- c. Commercial activities already exist on the site. Proposed additional limited activities will not meaningfully change approved wastewater discharge. The commercial uses will discharge less water than a typical domestic wastewater disposal system since no showers or overnight use will occur with the proposed new activities.
- d. The proposed material storage, plow storage, plow installation, and minor repair services complies with the Aquifer Protection District Ordinance with the exception of any required ZBA relief.

Ms. Rowden asked where the vehicles to be repaired will be stored on the site.

Mr. Prince stated that the vehicles to be repaired will be stored inside the maintenance building or in the parking spaces indicated on the site plan. Repair activities will only occur within the maintenance building.

Mr. Wilson asked if the plow equipment will contain fluids while being stored.

Mr. Prince stated that the plow equipment should be drained of fluid before delivery to the site. Some small residual amount of fluid may remain in the plow apparatus.

Mr. Wilson suggested that the possibility of fluid leakage may be minimal, but not non-existent.

Mr. Prince agreed that the possibility of fluid leakage may be minimal, but not non-existent.

Mr. Phoenix stated that the applicant has decided not to store loose stone/gravel aggregate on the site within the R-1 Zoning District. This proposed use has been removed from the application and the site plan pages.

Mr. Chagnon stated that the applicant will address Town Engineer review comments in future application revision submittal. Mr. Chagnon noted the following revisions made to the site plan since the last meeting:

- a. An access and landscape easement plan associated with the existing wall construction along the southerly property line and on the southerly abutting property has been added to the site plan set.
- b. A note has been added to the plan set acknowledging the changes to the 2015 approved site plan that currently exist on the site without land use board approval.
- c. Metes and bounds have been added to the plan set.
- d. Snow storage area has been added to the plan set.
- e. Landscaping buffer features have been added to the plan set.
- f. Proposed use details have been added to the plan set.
- g. The list of proposed uses within the R-1 Zoning District has been revised to indicate only equipment storage/parking area, plow storage area, fuel storage area, and granite block storage area.

Ms. Rowden stated that the application seems complete. The current location of existing sheds within the wetlands buffer area will require approval through the issuance of a conditional use permit.

Mr. Chagnon stated that the sheds will be moved out of the wetlands buffer area.

Ms. Monaghan asked for details regarding the nature of the fuel storage indicated on the site plan in the R-1 Zoning District.

Mr. Chagnon stated the fuel tanks are located inside a walled containment system within a closed shed. This is an improvement over the outdoor location proposed in the previous approved site plan.

Mr. Milner noted that a driveway from the southerly abutting property to the R-1 Zoning District section of the site was indicated on the site plan.

Mr. Chagnon stated that no access to the site will occur from the neighbor's property.

Mr. Harned asked if permits had been approved for the construction of the sheds within the wetlands buffer.

Mr. Milner stated that building permits were applied for after the existing shed construction was noticed by the Building Inspector. The Building Inspector is waiting for appropriate land use board approvals before issuing approved building permits.

**Mr. Maggiore moved that the Planning Board find that the application is complete and take jurisdiction of the Case #21:22 Site Plan Review application to amend previous site plan approval with a change of use and site improvements. Second by Mr. Wilson. The vote was unanimous in favor of the motion (5-0).**

Ms. Monaghan stated that the vehicle maintenance use approved in the previous site plan approval was for minor vehicle maintenance of Mr. Bauer's business vehicles only, not full service repairs of these vehicles or other vehicles. Ms. Monaghan asked what type of repair services Mr. Prince was currently conducting within the maintenance building.

Mr. Prince stated that he currently services and repairs Mr. Bauer's business vehicles/equipment and personal passenger vehicles and trucks owned by others.

Ms. Monaghan asked how many vehicles could fit in the maintenance building at any one time.

Mr. Prince stated that 5-6 vehicles could fit within the maintenance building.

Ms. Monaghan asked if the salt storage area indicated on the approved 2015 site plan currently existed.

Mr. Prince stated that the salt storage area did not currently exist. Mr. Bauer stated that a salt storage shed will be built in the future.

Ms. Monaghan asked if the salt storage area would need a Conditional Use Permit approval in order to be located within the Aquifer Protection District.

Ms. Rowden stated that the salt storage use would require the issuance of a Conditional Use Permit to allow the use within the Aquifer Protection District.

Mr. Phoenix stated that the salt storage area does not need additional approvals since it was already approved on the 2015 site plan.

Mr. Harned stated that the salt storage area is not shown on the proposed site plan. The proposed storage shed needs to be shown on the proposed site plan so that the Board can evaluate its conformity with the 2015 site plan approval.

Mr. Wilson suggested that the Board consider the Conditional Use Permit application to allow the proposed uses within the Aquifer Protection District.

Ms. Monaghan asked for clarification regarding the justification for the first criteria to approve the Conditional Use Permit.

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Mr. Phoenix stated that the aggregate material storage area has been removed from the plan set. The gravel surfaced lot will remain a gravel surfaced lot. Repair activities associated with Mr. Bauer's business vehicles and outside customer, passenger-sized vehicles will occur entirely within the maintenance building.

Ms. Monaghan asked for clarification regarding storage of fluids associated with the vehicle repair and maintenance activities.

Mr. Phoenix stated that the fluids would be stored inside the maintenance building. There is no floor drain in the maintenance building.

Mr. Prince stated that the fluids are delivered in a spill containment pallet.

Mr. Bauer stated that all fluids are contained in spill boxes. A spill containment kit would be available on site.

Ms. Rowden suggested that the Board conduct a site walk of the property.

Mr. Harned opened the public hearing at 8:24pm. No comments were made. Mr. Harned closed the public hearing at 8:25pm.

**Ms. Monaghan moved that the Planning Board schedule a site walk on the Map/Lot 008-024-000 site at 50-52 Lafayette Road as part of the Site Plan Review process for Case #21:22 on October 12, 2021 at 3:00pm. Second by Mr. Wilson. The vote was unanimous in favor of the motion (5-0).**

Mr. Milner suggested that the parking spaces and repair vehicle storage spaces be delineated and labelled on the site plan.

**Mr. Wilson moved that the Planning Board continue Case #21:22 to the November 2, 2021 meeting date. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (5-0).**

## **II. New Business.**

**1. Case #21:25 – Applicant: ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103.** The Applicant requests a Site Plan Review to amend previous site plan approval with a change of use and site improvements. The Applicant also requests a Conditional Use Permit to allow proposed uses within the Aquifer Protection District and multiple waivers to the Site Plan Review Regulations. 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:

No one in attendance.

Mr. Sillay returned to the Board.

Mr. Harned notified the Board and the public that the applicant has withdrawn the Site Plan Review application associated with Case #21:25.

**2. Case #21:26 – Applicants: Katherine and Andrew Raucci, 100 Walnut Avenue, North Hampton, NH 03862.** The Applicants request a Conditional Use Permit to allow construction of a barn within the Wetlands Conservation District buffer zone. Property Owners: Katherine and Andrew Raucci, 100 Walnut Avenue, North Hampton, NH 03862. Property Location: 100 Walnut Avenue, North Hampton, NH 03862; M/L: 019-014-001; Zoning District: R-2, Medium Density District.

In attendance for this application:

Katherine and Andrew Raucci, property owners; Justin Pasay, attorney; Henry Boyd, engineer; and Mark West, wetlands scientist.

Mr. Pasay addressed the Board. Mr. Pasay presented a Conditional Use Permit application to allow construction of a barn within the Wetlands Conservation District buffer zone. The application included the following:

- a. a site plan showing location for proposed 48 foot by 40 foot barn construction in the northerly rear corner of the property approximately 72.5 feet from wetlands to the west, 71.7 feet from wetlands to the east, and 35.5 feet from northerly rear lot line,
- b. several pictures showing existing site conditions and features,
- c. picture showing proposed barn architectural design features,
- d. conservation easement document associated with the property,
- e. wetland assessment report prepared by certified wetland scientist, and
- f. memo explaining how the proposed construction application satisfies the criteria to allow the barn structure within the wetlands buffer.

Mr. Pasay explained that a single family home, garage, shed, and hoop structure are located on the eight (8) acre property which includes a conservation easement on the southerly portion of the property. There are three areas of wetlands on the property that allow only a minimal buildable area of uplands. The proposed location for the barn avoids impacts on the high value wetlands on the southerly portion of the property and preserves the functions and values of the other two wetland areas. The purposes of the wetlands ordinance are being accomplished by this plan.

Mr. Pasay further explained that the proposed barn would not be seen from the road due to vegetation on the property. Grading of the land will be minimal in the proposed location. Water infiltration trenches are proposed on the sides of the barn. The proposed construction activities will create approximately 3,821 square feet of impact on the buffer area. The proposed removal of the existing shed and hoop structure will reduce 481 square feet of additional possible buffer impact.

Mr. Wilson asked for clarification of what figures were used to obtain the amount of proposed impervious coverage for the lot.

Mr. Boyd explained that the entire lot size was used for the calculation of the total impervious coverage created by the proposed project. Mr. Boyd also explained the construction details of the stone trench on the sides of the barn intended to adequately infiltrate stormwater run-off from the proposed barn roof.

Mr. Wilson expressed his concern that the proposed use did not meet the Conditional Use Permit criteria that the proposed use was essential for the productive use of the land not within the Wetlands Conservation District. The land was already being productively used in its existing condition.



Mr. Pasay responded that the proposed barn was essential to the efficient operation of agricultural and landscaping activities on the site.

Mr. Sillay asked how the barn would be used.

Mr. Pasay stated that the barn would be used for storage of agricultural, landscaping, and gardening equipment, wood, and some household items.

Mr. West explained that three different wetlands with different types of components existed on the site. The wetland area on the southerly portion of the property exhibited all seven (7) functions for an effective wetland. The wetland areas to the west and east of the proposed barn location exhibited four (4) or five (5) functions. The proposed barn location will be 275 feet from the higher functioning wetland to the south. Vegetation will be added around the barn location to enhance the wetland buffer in that area. Only minimal grading and small amount of tree removal is necessary for this project. The proposed plan minimizes the impact on the functions of the wetlands and reduces stormwater run-off into the wetlands buffer and the wetlands themselves.

Mr. Kroner asked for clarification on dark area in pictures that appears to be a former location of standing water.

Mr. West stated that no indication of wetlands was found in that area.

Mr. Sillay asked if the barn would include plumbing, electrical, or other utilities.

Mr. Raucci stated that no utilities are proposed for the barn.

**Mr. Wilson moved that the Planning Board find that the application is complete and take jurisdiction of the Case #21:26 Conditional Use Permit application to allow construction of a barn within the Wetlands Conservation District buffer zone. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

Mr. Pasay addressed the criteria to be satisfied for issuance of a Conditional Use Permit.

- a. The proposed activity is essential to the productive use of the land not within the Wetlands Conservation District. A barn is essential to effective agricultural and landscaping activities by providing a proper way to store equipment. It helps facilitate and accommodate the stewardship of the land.
- b. The proposed activity minimizes detrimental impact on the Wetlands Conservation District. Infiltration trenches on the side of the proposed barn will reduce stormwater run-off into the buffer. Minimal grading activities due to the flat surface at the proposed barn location will reduce overall disturbance on the site.
- c. No alternative with less detrimental impact is feasible. There is no alternative location to site the proposed barn due to the location of the home, well, septic system, large trees, stone wall, and wetlands on the property. Locating the barn closer to the home will adversely impact future plans to create gardens on the property.
- d. The proposed barn is a permitted accessory use. Therefore, the proposed activity is not otherwise prohibited by the zoning ordinance.

e. The proposed barn will not result in the diminution of surrounding property values. The barn will not be seen from the road or structures on abutting properties. Barns are a customary part of New England heritage and culture.

f. All other necessary permits will be obtained.

Mr. Sillay asked how much of the property is impacted by wetlands.

Mr. Pasay stated that only 17,000 square feet is available to build upon due to wetlands, conservation easement, and other factors.

Mr. Sillay asked if the barn would be used for commercial purposes.

Mr. Pasay stated that the barn would not be used for commercial purposes.

Mr. Wilson stated that he had difficulty applying the Conditional Use Permit approval criteria to the facts associated with the application. In his opinion:

a. Adding a barn is not essential to the productive use of the land when the property has been utilized productively for decades.

b. The proposed location is not the only viable location for the proposed barn. The proposed barn could be located in two other areas on the property.

c. This property does not have unique characteristics. There are many properties in North Hampton that are severely constrained by wetlands. The wetlands and conservation easement existed prior to the applicant's purchase of the property.

Mr. West stated that, in this particular case, there will be no increase in stormwater run-off, no cutting of vegetation, or creation of conditions that will inhibit the functions of the wetland areas. The proposed barn construction will not detrimentally impact the wetlands or wetlands buffer.

Mr. Harned stated that the fact that less than five (5) percent of the lot is buildable may constrain the opportunity to locate the barn in another location. He also stated that the proposed use is reasonable and improves the productive use of the property.

Mr. Harned opened the public hearing at 9:38pm.

Abutters Rick Stanton, Pollyanna Ford, and Shawn Ford stated that they support the applicant's proposal to build the barn as represented in the application.

Mr. Harned closed the public hearing at 9:43pm.

**Mr. Maggiore moved that the Planning Board approve the Case #21:26 Conditional Use Permit application to allow construction of a barn within the Wetlands Conservation District buffer zone as presented. Second by Ms. Monaghan. The vote was 5-1 in favor of the motion with Mr. Kroner opposed.**

**Mr. Wilson moved that the Planning Board suspend its procedural rule not to start new business after 9:30pm. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (6-0).**

**3. Case #21:27 – Applicant: Glenn Martin, 196 Atlantic Avenue, North Hampton, NH 03862.** The Applicant requests a preliminary consultation to discuss a proposed conservation subdivision concept. Property Owner: Glenn Martin, 196 Atlantic Avenue, North Hampton, NH 03862. Property Location: Between 187 and 191 Atlantic Avenue and associated back land, North Hampton, NH 03862; M/L: 007-168-000; Zoning District: R-1, High Density District.

In attendance for this application:

Glenn Martin, property owner; Erik Saari, engineer.

Mr. Saari addressed the Board. Mr. Saari presented a proposed plan to create an eight (8) lot subdivision on Map/Lot 007-168-000 property between 187 and 191 Atlantic Avenue in vicinity of access drive to local gun club on Map/Lot 013-083-000 property. The proposed subdivision would incorporate the features of the Conservation Subdivision Design zoning ordinance to cluster homes on smaller lots and preserve open space. Mr. Saari stated that the proposed eight lots were derived from the yield calculations included in the Conservation Subdivision Design regulations. The following easements will be established on the property:

- a. an easement giving gun club participants the right to travel to and from the gun club,
- b. an easement allowing utility access to the gun club, and
- c. an easement allowing access to Map/Lot 013-090-000 at the rear of the Map/Lot 007-168-000 property.

Ms. Rowden stated that the access easements at the rear of the property may not be included within the conserved open space of the proposed project. She suggested that the applicant consider this possibility when designing the open space area.

The Board discussed with Mr. Saari how the yield calculation was developed and the need to possibly re-calculate based on the amount of conserved land that will be used in the final proposal. The Board also discussed that cul-de-sac roads may not be allowed unless the applicant can provide a reasonable justification for such a road design.

Ms. Rowden reminded the Board members and the applicant that the current discussion was non-binding on both the Board and the applicant.

Mr. Milner suggested that the NHDOT and North Hampton Fire Department be consulted on the road design. Mr. Milner also suggested that the applicant be careful not to infringe on the property lines of abutters while constructing roadway in narrow entrance to the property.

Mr. Saari asked if a community septic system would be acceptable for the subdivision.

The Board discussed options for septic systems and noted that individual septic systems avoid possible neighbor conflicts that could develop with a shared septic system.

Mr. Saari asked if duplex units could be included in the subdivision proposal.

Some Board members expressed their opinion that single family homes are more desirable as it relates to the circumstances of this particular project.

Mr. Wilson asked if the applicant proposed to include any affordable housing in the subdivision.

Mr. Saari stated that the housing will most likely be priced at the market rate.

4. Minutes.

Mr. Harned presented the minutes of the September 21, 2021 meeting.

**Ms. Monaghan moved that the Planning Board accept the minutes of the September 21, 2021 meeting as written. Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).**

The meeting was adjourned at 10:25pm without objection.

Respectfully submitted,

Rick Milner  
Recording Secretary