



Meeting Minutes
North Hampton Planning Board
Tuesday, November 2, 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, Shep Kroner, Valerie Gamache, 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 #21:22 – 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 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:

Tim Phoenix, attorney, and Scott Prince, applicant.

Mr. Phoenix addressed the Board. Mr. Phoenix requested that the Board continue consideration of the application until the next regular meeting of the Board to allow time for the Zoning Board of Adjustment to consider zoning ordinance relief requests associated with this application and for the applicant to resolve some outstanding site plan matters. There are no new matters for the Planning Board to review at this time.

Mr. Kroner moved that the Planning Board continue Case #21:22 to the December 7, 2021 meeting date. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).

II. New Business.

1. Case #21:28 – Applicant: Veronica Pillard, 15A Bonair Avenue, Hampton, NH 03842. The Applicant requests a Conditional Use Permit to allow placement of a food truck on the site. Property Owner: Black Marble Realty Trust, John McGonagle, Trustee, P.O. Box 1740, North Hampton, NH 03862. Property Location: 17 Lafayette Road, North Hampton, NH 03862; M/L: 003-086-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Veronica and Jason Pillard, applicants.

Ms. Pillard addressed the Board. Ms. Pillard presented the following information:

- a. site drawing of 17 Lafayette Road property showing location of 27 foot by 7 ½ foot food truck in the parking lot of the Seacoast Harley-Davidson retail business,
- b. picture of the food truck exterior,
- c. floor plan of food truck interior showing location of cooking appliances, sink/cleaning areas, and storage areas,
- d. Hours of operation – Thursday thru Sunday, 8:00am to 5:00pm, and
- e. intent of the business is to service Seacoast Harley-Davidson customers.

Ms. Pillard explained that the applicants received a previous approval from the Board until October 31, 2021. The applicants are requesting an approval to allow placement of the food truck business on the 17 Lafayette Road site for an additional one year.

Ms. Monaghan asked if the applicants intend to come back every year and seek approval to allow placement of the food truck business on the site.

Ms. Pillard stated that the applicants intend to seek approval for the food truck business in later years.

Mr. Harned asked where customers take their meals in cold or inclement weather.

Ms. Pillard stated that the customers either go under an awning at the front of the existing building on the site or return to their cars.

The Board discussed possible options for a permanent food truck business approval process as opposed to the current temporary approval that expires after one year.

Mr. Maggiore moved that the Planning Board find that the application is complete and take jurisdiction of the Conditional Use Permit application for Case #21:28 to allow placement of a food truck at 17 Lafayette Road. Second by Mr. Wilson. The vote was unanimous in favor of the motion (7-0).

Mr. Harned opened the public hearing at 6:46pm. No comments were made. Mr. Harned closed the public hearing at 6:47pm.

Mr. Wilson moved that the Planning Board approve the Conditional Use Permit application for Case #21:28 as presented to allow placement of a temporary structure (food truck) on the Map/Lot 003-086-000, 17 Lafayette Road property until November 1, 2022. Second by Ms. Gamache. The vote was unanimous in favor of the motion (7-0).

III. Other Business.

1. Minutes.

Mr. Harned presented the minutes of the October 19, 2021 meeting.

Ms. Monaghan suggested that the October 19, 2021 meeting minutes be amended by adding the following sentence to the end of line 17: "Mr. Wilson suggested that the Planning Board table consideration of the alternate member appointment until Travis Billingham expressed an interest in becoming an alternate member of the Planning Board."

Mr. Wilson moved that the Planning Board accept the minutes of the October 19, 2021 meeting as amended. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).

The meeting was adjourned at 6:49pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary