



Meeting Minutes
North Hampton Planning Board
Tuesday, December 7, 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, Lauri Etela, Valerie Gamache, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider (electronic connection); and Rick Milner, Recording Secretary.

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

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:

Greg Bauer, property owner and applicant; and Scott Prince, applicant.

Mr. Harned informed the Board that, due to the continuation of the Zoning Board of Adjustment (ZBA) case associated with the 50-52 Lafayette Road project to January 25, 2022, the applicant has requested that the Planning Board continue consideration of the application until the February 1, 2022 Planning Board meeting date.

Mr. Wilson moved that the Planning Board continue Case #21:22 to the February 1, 2022 meeting date. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).

2. Case #19:03 – Applicant: Norse Properties, LLC – Brent Flemming, 331 Exeter Road, Hampton Falls, NH 03844. The Applicant requests the release of site work performance guarantee held by the Town of North Hampton associated with 2019 site plan approval. Property Owner: Norse Properties, LLC, 331 Exeter Road, Hampton Falls, NH 03844; Property Location: 58 Lafayette Road; M/L: 007-118-000; Zoning District: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

In attendance for this application:

Joe Coronati, engineer.

Mr. Coronati addressed the Board. Mr. Coronati presented a request for release of the \$104,913.00 site work performance guarantee held by the Town of North Hampton associated with the 58 Lafayette Road 2019 site plan approval. Mr. Coronati also presented a letter from the Town Engineer's representative who inspected site work construction indicating that the site work had been satisfactorily

completed and recommended that the \$104,913.00 site work performance guarantee may be returned in full.

Mr. Harned stated that he had visited the site and noticed that the plantings within the wetlands restoration area on the approved site plan had not yet been installed. In his opinion, these plantings need to be installed in order for the site work to be considered constructed in full.

Mr. Kroner asked how the Town Engineer's representative arrived at his opinion that the site work has been satisfactorily completed.

Mr. Milner explained that the Town Engineer's representative and the applicant considered the plantings within the wetlands restoration area as a part of the separate \$5,623.75 landscaping performance guarantee associated with the 2019 site plan approval, not the \$104,913.00 site work performance guarantee. Since all of the other site work associated with the site work performance guarantee had been completed in his opinion, the Town Engineer's representative determined that the terms of the site work performance guarantee had been fulfilled.

Ms. Gamache stated that she believes that the plantings are a necessary part of the wetlands restoration process.

Mr. Wilson stated that the specific kind of plantings indicated in the wetlands swale area of the approved site plan are a significant factor to the successful restoration of the wetlands on the property.

Mr. Wilson moved that the Planning Board table consideration of the request to release the \$104,913.00 performance guarantee associated with site work at 58 Lafayette Road pending receipt of a proposal prepared by the applicant and verified by the Town Engineer for the cost of completely fulfilling the terms of the \$104,913.00 site work performance guarantee. Second by Ms. Monaghan.

Discussion of the motion – Mr. Wilson stated his expectation that a list of items be presented to the Board comparing what site work items indicated on the approved site plan have and have not been completed and a total cost of not completed items noted.

The vote was unanimous in favor of the motion (7-0).

Ms. Monaghan stated that plantings in wetlands areas on proposed site plans should be a part of a wetlands restoration performance guarantee, not an incidental landscaping guarantee. The Board should make this intention known during future site plan reviews.

II. New Business

1. Case #21:29 – Applicant: Curt Grenier, Naults Seacoast, LLC, 420 Second Street, Manchester, NH 03102. The Applicant requests a Site Plan Review to remove the existing building and pavement on the site and construct a new two story building for a motorcycle retail store with repair and assembly services. Property Owner: Naults Seacoast, LLC, 420 Second Street, Manchester, NH 03102. Property Location: 32 Lafayette Road, North Hampton, NH 03862; M/L: 007-112-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Curt Grenier, applicant; and Joe Coronati, engineer.

Mr. Coronati addressed the Board. Mr. Coronati stated that the applicant is proposing to demolish the existing building which was previously used as a restaurant and construct a new two-story 14,400 square foot building to be used for a motorcycle sales, service, and repair business. The proposal also includes the following changes to the 0.60 acre site with 163 feet of frontage:

- a. new septic system,
- b. improved stormwater infiltration system,
- c. removal and replacement of existing pavement,
- d. 10 foot landscaping buffer area,
- e. one way traffic flow with new access point off of Lafayette Road and new egress point onto South Road, and
- f. new business sign, lighting, and realigned parking spaces.

Mr. Coronati stated that there is no need for a larger site to accommodate this business. The number of parking spaces provided in the proposed plan meets the requirements of the site plan regulations. The applicant's business will create a lower volume of customer traffic as compared to the previous restaurant use and other larger motorcycle or motor vehicle sales businesses. The topography of the site will be raised slightly to facilitate installation of water treatment swales and infiltration of stormwater on the site. The amount of impervious surface on the site will decrease from 90 percent to 74 percent upon completion of the proposed plan.

Mr. Coronati further stated that the proposed service, repair, and assembly activities require a Special Exception be granted by the ZBA and an Aquifer Protection District Conditional Use Permit be granted by the Planning Board to allow the uses on the site. The applicant has also submitted requests to waive the following Site Plan Regulations requirements:

- a. Section XIII.4 – Requiring 25 outside display parking spaces. The plan proposes 25 or more indoor display spaces.
- b. Section X.F.2.b –The plan proposes to remove approximately 4,000 square feet of impervious surface. The applicant requests that the plan be classified as a small development project that is not subject to the full extent of the stormwater management regulations.

Mr. Kroner stated that he will be evaluating the proposed plan's effectiveness at minimizing adverse impacts of lighting and noise on neighboring properties.

Mr. Harned stated his concern that the proposed plan may be squeezing too many features and functions, such as snow storage, stormwater management, and landscaping buffer, into the same 10 foot border areas.

Mr. Coronati responded that snow storage in the infiltration areas is actually beneficial in that the snow melt is treated and controlled by the proposed drainage swales. If no space is available to store large amounts of snow, then the snow may be trucked off the site.

Mr. Etela stated that the landscape buffers appear to slope away toward the abutting properties.

Mr. Coronati responded that the new infiltration system proposed to be installed within the border areas will catch 90 percent of the site's stormwater and infiltrate it on site. No stormwater features currently exist on the southerly and westerly lot lines. The proposed plan greatly reduces the amount of stormwater run-off and improves upon the current conditions.

Disclaimer – these minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91A:2, II. They will not be finalized until approved by majority vote of the Planning Board.

Ms. Monaghan asked for clarification regarding expected customer traffic volume and incidental motorcycle traffic volume on the site.

Mr. Grenier stated that he projects sales of 350 motorcycles per year as opposed to possibly 2,000 motorcycles for larger dealers. Mr. Grenier also stated that the highest customer volume during a summer weekend may be 30 to 50 motorcycles per day.

Ms. Monaghan asked if the applicant intended on having special events on the site.

Mr. Grenier stated that he does not intent to have special events on the site.

Ms. Monaghan asked which route motorcycle test drives will take when leaving the site.

Mr. Grenier stated that motorcycles will head immediately onto Lafayette Road for test drives. Lafayette Road offers a better option to test the capabilities of a motorcycle as opposed to the neighborhood behind the site.

Ms. Monaghan asked where motorcycle service will occur on the site.

Mr. Grenier stated that all service activities will occur inside the proposed building.

Ms. Monaghan asked for clarification regarding motorcycle deliveries to the site.

Mr. Grenier stated that delivery of several motorcycles on large trucks will not occur. Deliveries will be limited to two motorcycles at one time on a small trailer or in a small truck.

Ms. Monaghan asked if any items will be stored in the proposed basement of the building.

Mr. Grenier stated that new motorcycles and other inventory would be stored in the basement.

Mr. Harned suggested that the applicant evaluate how the New Hampshire Department of Transportation 12 foot easement along the property line with Lafayette Road may effect the applicant's proposed plan.

Mr. Harned opened the public hearing at 7:43pm.

Abutter John Woodworth addressed the Board. Mr. Woodworth stated that he has submitted a letter to the Board which indicates his concerns with the plan.

Abutter Julie Woodworth asked for clarification regarding the utility deck on the back of the proposed building.

Mr. Grenier stated that the utility deck will be used to hide air conditioning and other utility equipment from view. Also, there is a garage door to access the second floor storage area.

Ms. Woodworth expressed her concern with the close proximity of the site's proposed South Road egress point and the driveway on her property.

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Mr. Coronati made the following comments relative to the requested Aquifer Protection District Conditional Use Permit:

- a. All repairs and storage activities will occur inside the proposed building.
- b. There will be no floor drains in the building.
- c. There will be no kitchen waste as created by the previous use on the site.
- d. There will be less traffic than what was created by the previous use on the site.

Mr. Harned suggested that the applicant prepare information regarding what types of fluids will be stored on the site, and in what amounts, and how spills will be contained on the site.

Mr. Maggiore suggested that the applicant explore if signage can be posted at the South Road egress point as a way to control the amount of motorcycle traffic in the local neighborhood behind the site.

Mr. Harned closed the public hearing at 7:58pm.

Mr. Coronati requested that the Board continue the case until the next meeting date to allow the applicant time to review and respond to the various professional, Board member, and public comments regarding the proposed site plan.

Mr. Wilson moved that the Planning Board continue Case #21:29 to the January 4, 2022 meeting date as requested by the applicant. 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 November 16, 2021 meeting.

Mr. Wilson moved that the Planning Board accept the minutes of the November 16, 2021 meeting as written. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (7-0).

The meeting was adjourned at 8:01pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary