



Meeting Minutes
North Hampton Planning Board
Tuesday, August 1, 2017 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, Dan Derby, and Josh Jeffrey; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

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

I. Old Business

1. Case #17:04 – Applicants, Annette Lee and Nicole Carrier, 2 Elm Road, North Hampton, NH 03862.

The Applicants request a site plan review to amend previous site plan approvals by making improvements to current business operations for Throwback Brewery located at 2 Elm Road including building expansion and enlargement of outdoor customer seating area. The Applicants request the following waivers to the requirements of the Town of North Hampton Site Plan Regulations:

- a. Section XII – Parking Requirements
- b. Section X.G – Stormwater Management
- c. Section VIII.B.27 – Architectural Rendering

Property Owner: Annette Lee and Nicole Carrier, 2 Elm Road, North Hampton, NH 03862; Property Location: 2 Elm Road, North Hampton, NH 03862; M/L: 013-009-000; Zoning District: I-B/R, Industrial – Business/Residential District, and R-1, High Density District.

In attendance for this application:

Annette Lee, applicant.

Mr. Harned explained to the Board that the conditions connected to the 2016 amended site plan conditional approval for the Throwback Brewery have been met. The 2016 plan has been recorded.

Ms. Lee addressed the Board. Ms. Lee presented the following plan changes:

- a. During planning for the kitchen expansion approved in 2016, it was determined 85 square feet of space needed to be added to the 200 square feet previously approved. Due to the minor nature of the proposed addition, requests to waive revised drainage calculations and architectural renderings requirements have been submitted.
- b. The new plan included an enlarged outdoor seating/beer garden area. The outdoor space is proposed to increase in size to 2,520 square feet to make room for larger furniture, a service area/walkway, and a recreation area. The occupancy of the outdoor space will remain at a 93 person capacity as previously approved. Due to the fact that the occupancy capacity of the outdoor will not change, a request to waive revised parking calculations requirement has been submitted.
- c. Landscaping has been added to improve screening for the outdoor seating area and address abutter concerns.

Ms. Rowden suggested that the beer garden schematic submitted with the application be included on the L1 landscaping sheet of the plan set. Ms. Rowden also suggested that sheets C1 and L1 be recorded at the County Registry.

Ms. Monaghan asked for clarification regarding the uses and capacity of the significant expansion to the outdoor seating area.

Ms. Lee explained how an outdoor service area was needed to support the outdoor seating customers. The area would also be used as a walkway for the main entrance to the business. She also explained how another space would be used for outdoor recreation games. Ms. Lee stated that outdoor customer capacity would remain at the 93 people previously approved. Extra parking would not be needed. The previously approved plan indicates six more parking spaces than required for the approved capacity of the business.

Ms. Monaghan noted that there have been parking problems associated with large events held at the site recently.

Ms. Lee stated that the business intends to add no parking signage and inform the public that parking along the road is prohibited.

Ms. Rowden asked if the proposed expanded area will be made with pervious materials.

Ms. Lee stated that the material would be the same pervious material as used to construct the existing walkway to the business.

Mr. Harned suggested that the Board consider the applicant's waiver requests. Mr. Harned presented the first waiver request. The applicant requested a waiver from Site Plan Regulation XII – Parking Regulations to allow no increase in the number of parking spaces for proposed increase in area of outdoor customer seating location. The applicant offered the following reasons for justification of the waiver request:

- a. The actual capacity of the beer garden area is not being increased above the current allowed capacity of 93 persons.
- b. Previously approved parking provides six more parking spaces than required by the regulations.
- c. The game area will be used by people already occupying the business for food or drink.

Mr. Harned opened the public hearing to consider the first waiver request at 7:04pm. No comments were made. Mr. Harned closed the public hearing at 7:05pm.

Mr. Derby moved that the Planning Board grant a waiver from Site Plan Regulation XII – Parking Regulations to allow no increase in the number of parking spaces for increase in area of outdoor customer seating location as proposed in the amended site plan application for improvements to the Throwback Brewery business at 2 Elm Road subject to the condition that a note shall be added to the Sheet C1 recorded page of the plan stating that the capacity of the beer garden is limited to 93 occupants and seats. Second by Mr. Jeffrey. The vote was 4-1 in favor of the motion with Ms. Monaghan opposed.

Mr. Harned presented the second waiver request. The applicant requested a waiver from Site Plan Regulation X.F – Stormwater Management to allow use of June 9, 2016 Drainage Report for the current amended site plan application. The applicant offered the following reasons for justification of the waiver request:

- a. The proposed kitchen expansion will result in a 0.1 percent increase in the overall impervious area.
- b. An engineer's letter indicates that no change in peak stormwater run-off will result from the proposed construction changes.

Ms. Rowden suggested that the note on the plan set regarding impervious lot coverage be changed to indicate the actual revised figures. Ms. Rowden also noted that the plan set complies with the previous stormwater regulations since the application was submitted prior to the adoption of the current stormwater regulations.

Mr. Harned opened the public hearing to consider the second waiver request at 7:06pm. No comments were made. Mr. Harned closed the public hearing at 7:07pm.

Mr. Jeffrey moved that the Planning Board grant a waiver from Site Plan Regulation X.F – Stormwater Management to allow use of June 9, 2016 Drainage Report as proposed in the amended site plan application for improvements to the Throwback Brewery business at 2 Elm Road subject to the condition that the correct figures associated with impervious and pervious lot coverage are included in the notes section on the Sheet C1 recorded page of the plan. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (5-0).

Mr. Harned presented the third waiver request. The applicant requested a waiver from Site Plan Regulation VIII.B.27 – Architectural Rendering to not require submittal of architectural renderings associated with the building expansion. The applicant offered the following reasons for justification of the waiver request:

- a. The kitchen expansion is adding 85 square feet by moving the northern wall 5 feet in the northerly direction. No changes to the architectural appearance will result. The architectural design and finish will remain the same as the previously approved expansion.

Mr. Harned opened the public hearing to consider the third waiver request at 7:08pm. No comments were made. Mr. Harned closed the public hearing at 7:09pm.

Mr. Jeffrey moved that the Planning Board grant a waiver from Site Plan Regulation VIII.B.27 – Architectural Rendering to not require submittal of architectural renderings associated with the building expansion as proposed in the amended site plan application for improvements to the Throwback Brewery business at 2 Elm Road. Second by Mr. Derby. The vote was unanimous in favor of the motion (5-0).

Mr. Harned suggested that the Board consider taking jurisdiction of the application.

Mr. Jeffrey moved that the Planning Board take jurisdiction of the amended site plan application for Case #17:04 to make improvements to current business operations for Throwback Brewery located at 2 Elm Road including building expansion and enlargement of outdoor customer seating area. Second by Mr. Derby. The vote was unanimous in favor of the motion (5-0).

Mr. Harned opened the public hearing to consider the amended site plan application at 7:11pm. No comments were made. Mr. Harned closed the public hearing at 7:12pm.

Mr. Jeffrey moved that the Planning Board approve the Site Plan Review application for Case #17:04 to amend previous site plan approval by making improvements to current business operations for Throwback Brewery located at 2 Elm Road including building expansion and enlargement of outdoor customer seating area subject to the following conditions:

- 1. A note shall be added to the Sheet C1 recorded page of the plan stating that the capacity of the beer garden is limited to 93 occupants or seats.**
- 2. A note shall be added to the Sheet C1 recorded page of the plan indicating the granting of waivers to the following sections of the Town of North Hampton Site Plan Regulations with the approval date included:**
 - a. Section XII - Parking Requirements**
 - b. Section X.F – Stormwater Management**
 - c. Section VIII.B.27 – Architectural Rendering**
- 3. Sheets C1 and L1 shall be recorded at the Rockingham County Registry of Deeds.**
- 4. The beer garden schematic shall be included on a recorded page of the plan.**
- 5. The note on the Sheet C1 recorded page of the plan indicating the NHDOT Driveway Permit number shall be changed to indicate the new permit number recently issued by the NHDOT.**
- 6. The note indicating the beer garden area in the assembly areas box on the Sheet C1 recorded page of the plan shall be changed to indicate an area of 2,520 square feet.**
- 7. The note indicating 2,600 square foot brew house assembly use inside the depiction of the building shall be removed from all pages in the plan set. The note indicating the brew house area in the assembly areas box on the Sheet C1 recorded page of the plan shall be changed to indicate an area of 754 square feet.**
- 8. Note #12 on the Sheet C1 recorded page of the plan shall be changed to indicate the correct figures associated with impervious and pervious lot coverage.**
- 9. A note shall be added to the Sheet C1 recorded page of the plan stating that the approved kitchen expansion shall be constructed with a similar design and with the same materials as the kitchen expansion depicted in the site plan approval granted on August 2, 2016.**
- 10. A note shall be added to the Sheet C1 recorded page of the plan stating that all newly paved surfaces shall be pervious as is the existing walkway surface from the parking lot to the main entrance of the brew house.**
- 11. Applicant shall submit a hard copy complete set of all pages of the approved plan which accurately indicates all revisions with original signatures and seals affixed of all licensed professionals whose names appear on the plan.**
- 12. 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.**
- 13. 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.**
- 14. Applicant shall submit evidence of receipt of all required federal, state, and local permits including, but not limited to, NHDOT driveway, NHDES subsurface system, and State of NH Liquor Commission approvals and shall note their numbers, as appropriate, on the Sheet C1 recorded page of the plan.**

186 **15. Applicant shall submit a check made payable to the Rockingham County Registry of Deeds in the**
187 **amount of \$25.00 for mandatory state fee to fund the Land and Community Heritage Investment**
188 **Program (LCHIP).**

189 **16. All fees incurred by the Planning Board including, but not limited to, consulting, engineering and**
190 **legal fees, have been paid by the applicant.**

191 **17. There shall be no changes to the approved site plan on the recordable mylar except to meet these**
192 **conditions of approval.**

193 **Second by Mr. Derby. The vote was 4-1 in favor of the motion with Ms. Monaghan opposed.**
194

195 **II. Other Business**

196 **1. Minutes.**

197 Mr. Harned presented the minutes of the July 18, 2017 Planning Board meeting.

198 **Mr. Wilson moved that the Planning Board accept the minutes of the July 18, 2017 Planning Board**
199 **meeting as written. Second by Ms. Monaghan. The vote was 4-0-1 in favor of the motion with Mr.**
200 **Jeffrey abstaining.**

202 **2. Correspondence.**

203 Mr. Milner presented a letter from owner of business at 2 Lafayette Road requesting release of funds
204 associated with landscaping guarantee for approved site plan at that location.

206 The Board discussed scheduling of the request for a future Board agenda. The Board also discussed the
207 proper methods for inspecting and certifying proper functioning of completed rain garden stormwater
208 management features.

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

212 Respectfully submitted,

216 Rick Milner

217 Recording Secretary