



**Meeting Minutes**  
**Site Walk**  
**North Hampton Planning Board**  
**Tuesday, March 19, 2019 at 4:00pm**  
**58 Lafayette Road**

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

**Case #19:03 - Applicant, I & M Realty, LLC – Brent Flemming, 331 Exeter Road, Hampton Falls, NH 03844.** The Applicant requests a Site Plan Review to construct a 12,120 square foot, 9-unit commercial building. The Applicant also requests Conditional Use Permits to allow construction and fill activities within the Wetlands Conservation District. Property Owner: Rocky Giuliano, LLC, 255 E. Main Street, Gloucester, MA 01930; 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 – Planning Board:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson and Lauri Etela; Alternate Member Valerie Gamache; and Rick Milner, Recording Secretary.

**In attendance – Applicant:** Brent Flemming, Applicant; Joe Coronati, engineering consultant.

Chair Harned called the site walk to order at 4:03pm at the 58 Lafayette Road site.

Mr. Coronati presented a site plan and identified the approximate proposed commercial building location on the property. Mr. Coronati then discussed and identified the approximate location on the property of several other site plan features, including the following:

- a. proposed driveway access,
- b. proposed parking locations
- c. replacement of overhead electric utility wires with an underground electric utility,
- d. location of the southerly border property line,
- e. location of wetlands bordering the property,
- f. approximate location of the wetlands buffer area limits on the property,
- g. existing inflow and outflow culvert areas,
- h. proposed vegetated drainage swale and box culvert designed to accommodate wetlands and stormwater flows, and
- i. areas around perimeter of existing building on the site.

Planning Board members walked all sections of the property to view site conditions.  
The site walk was adjourned at 4:35pm without objection.

Respectfully submitted,

Rick Milner  
Recording Secretary