



Meeting Minutes
Site Walk
North Hampton Planning Board
Tuesday, June 29, 2021 at 3:00pm
Tax Map/Lot 010-002-000, Exeter Road

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

Case #21:12 – Applicant: C & R Partnership c/o Mark Stevens, P.O. Box 284, Stratham, NH 03885. The Applicant requests a Conditional Use Permit to allow construction of a wetlands crossing and driveway within the wetlands and wetlands buffer area. Property Owner: C & R Partnership, P.O. Box 432, Stratham, NH 03885. Property Location: Exeter Road near Exeter, Stratham, and Hampton town lines, North Hampton, NH 03862; M/L: 010-002-000; Zoning District: R-2, Medium Density District.

In attendance – Planning Board: Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson and Valerie Gamache; and Rick Milner, Recording Secretary.

In attendance – Applicant: Joe Coronati, engineer and Jim Gove, wetlands scientist.

In attendance – Public: Conservation Commission Vice Chair Kathy Grant.

Chair Harned called the site walk to order at 3:06pm at Map/Lot 010-002-000 site.

Mr. Coronati noted the following details regarding the history of the proposed home construction project:

- a. 2014 - The Conservation Commission signed an NHDES expedited wetlands permit application. The Conservation Commission recommended that the driveway be constructed with a porous surface. The NHDES wetlands permit and NHDOT driveway permits were issued.
- b. 2015 – Portion of driveway with wetlands crossing near roadway constructed. Construction activities voluntarily stopped at that time.
- c. 2020-21 – Land clearing activities begun to prepare for home construction and building permit application submitted. Activities halted when the applicant was informed by the Building Department that Planning Board approval of activities within the Wetlands Conservation District was necessary.

Mr. Coronati presented the proposed driveway plan which indicated the extent of existing and proposed disturbance on the site both within and outside of the Wetlands Conservation District boundaries. Mr. Coronati also presented a proposed septic system plan which indicated the post construction grading for the site.

The Board members walked several areas of the property to inspect site conditions, existing topography, and water drainage features. The Board members also walked along Exeter Road to inspect the water drainage swale and culverts across the front of the Lot 10-2 property and easterly abutting properties. The Board members discussed the direction water flows off of the Lot 10-2 property with Mr. Coronati and Mr. Gove. The Town Engineer's site inspection comments were referenced during the discussion.

The site walk was adjourned at 3:52pm without objection.

Respectfully submitted, Rick Milner, Recording Secretary