



**Meeting Minutes**  
**Site Walk**  
**North Hampton Planning Board**  
**Tuesday, October 12, 2021 at 3:00pm**  
**Tax Map/Lot 008-024-000, 50-52 Lafayette Road**

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

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

**In attendance – Applicant:** Greg Bauer, property owner; John Chagnon, engineer; Tim Phoenix, attorney; and Scott Prince, applicant.

**In attendance –** Several members of the public.

Chair Harned called the site walk to order at 3:04pm at Map/Lot 008-024-000 site.

Mr. Chagnon presented the most recent version of the proposed site plan for change of use and site improvements on the 50-52 Lafayette Road property. Mr. Chagnon led a walk around the property which included the following areas:

- a. parking area,
- b. septic field,
- c. southerly side of maintenance building with existing retaining wall and access area,
- d. existing fuel storage shed within the R-1 Zoning District section of the property,
- e. existing duplex home and associated tree plantings,
- f. existing granite block storage area within the R-1 Zoning District section of the property,
- g. the gravel surfaced area proposed to be used for commercial storage within the R-1 Zoning District section of the property,
- h. location of existing sheds moved outside of the wetlands buffer zone,
- i. existing drainage pond, and
- j. truck and equipment storage areas.

The Board members discussed with the applicant and the applicant's representatives how different features indicated on the site plan relate to the actual site conditions observed on the property during the site walk. The Board members made note of several site features that were not consistent with previously approved site plans.

The site walk was adjourned at 3:42pm without objection.

Respectfully submitted, Rick Milner, Recording Secretary