



Meeting Minutes
Site Walk
North Hampton Planning Board
Tuesday, September 27, 2022 at 3:00pm
Tax Map/Lot 007-168-000, Atlantic Avenue

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

Case #22:10 – Applicant: Glenn A. Martin, P.O. Box 281, North Hampton, NH 03862. The Applicant requests an eight (8) lot subdivision with associated roadway and utility improvements through the implementation of Town of North Hampton Zoning Ordinance Section 603 – Conservation Subdivision Design. Property Owner: Glenn A. Martin, P.O. Box 281, North Hampton, NH 03862; Property Location: Lot 007-168-000 off of Atlantic Avenue east of the school property; M/L: 007-168-000; Zoning District: R-1, High Density District.

In attendance – Planning Board: Tim Harned, Chair; Members Phil Wilson, Shep Kroner, Lauri Etela, and Valerie Gamache; Alternate Member Rob Omberg; and Rick Milner, Recording Secretary.

In attendance – Applicant: Eric Saari, engineer; Marc Jacobs, wetlands scientist.

In attendance – Conservation Commission Chair Lisa Wilson, Conservation Commission Vice Chair Kathy Grant and members of the public.

Chair Harned called the site walk to order at 3:05pm at Map/Lot 007-168-000 site.

Mr. Saari presented the most recent version of the subdivision plan which proposed four lots intended for duplex dwelling structures. Starting at the property line shared with the gun club property at the rear of the site, Mr. Saari led a walk which included the following areas:

- a. selective tree cut area near gun club property,
- b. northwest corner boundary and westerly lot line location,
- c. tree clear cut area and boulder/granite locations,
- d. remaining open space area,
- e. area of new access drive for gun club off proposed cul-de-sac,
- f. proposed roadway location and duplex lot locations,
- g. front area of property near Atlantic Avenue and proposed utility line locations, and
- h. wetlands area locations.

The Board members discussed with the applicant's representatives how different features indicated on the subdivision plan relate to the actual site conditions observed on the property during the site walk. Mr. Wilson suggested that the applicant meet with the Conservation Commission to discuss easement or conservation land options for the open area on the property.

The site walk was adjourned at 4:05pm without objection.

Respectfully submitted,

Rick Milner, Recording Secretary