



Meeting Minutes North Hampton Planning Board Site Walk
Thursday December 15, 2022 at 1:30pm
180 Lafayette Road

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

2. Case #22:24 – Applicant: Route One Convenience Store, LLC, 39 Freetown Road, Unit 1, Raymond, NH 03077. The Applicant requests a Site Plan Review for proposed demolition of two existing buildings and construction of a 4,350 square foot convenience store building, motor vehicle refueling service facility, and other site improvements within 62,200 square foot area at front of 180 Lafayette Road multi-use commercial property. The Applicant also requests a Conditional Use Permit to allow convenience store and motor vehicle refueling facility uses within the Aquifer Protection District. Property Owners: Arlene A. Jewett, Trustee, The Arlene A. Jewett Revocable Trust of 2002; Edward Jewett, Trustee, The Edward Jewett Revocable Trust of 2002; Kellie A. Jewett, Trustee, The Kellie A. Jewett Living Trust; Timothy J. Wallace, Trustee, The Timothy J. Wallace Living Trust; Twilight Years, LLC; All owners above c/o 39 Freetown Road, Unit 1, Raymond, NH 03077. David E. Howard, Trustee, The David E. Howard Revocable Trust, c/o P.O. Box 3385, Concord, NH 03302; Property Location: 180 Lafayette Road, North Hampton, NH 03862; M/L: 017-086-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance – Planning Board: Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, and Lauri Etela; Alternate Member Rob Omberg; and Rick Milner, Recording Secretary.
In attendance – Applicant: Curt Neufeld, engineer

Chair Harned called the site walk to order at 1:30pm at 180 Lafayette Road site.

Mr. Neufeld presented the most recent version of the site plan and noted that he had marked out on the ground site plan features such as the proposed refueling stations canopy, proposed building, proposed fuel storage tank pad, and edge of proposed pavement. Mr. Neufeld led a walk of the proposed construction area near the frontage of the site along Lafayette Road which included the marked areas. Mr. Neufeld also discussed the following features of the site plan with the Board members:

- a. parking areas,
- b. proposed paved driveway accessing the site from behind the building,
- c. landscaping plan, proposed screening options, and type of plantings,
- d. proposed utility and lighting improvements, and
- e. NHDOT easement area along the roadway

The Board members discussed with Mr. Neufeld 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 also discussed with Mr. Neufeld how the proposed construction site and the proposed uses will interact with the other uses and activities that currently exist on the site.

The site walk was adjourned at 2:02pm without objection.
Respectfully submitted,
Rick Milner, Recording Secretary