



**Meeting Minutes
Site Walk
North Hampton Planning Board
Tuesday, April 18, 2023 at 4:30pm
223 Lafayette Road**

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

Case #23:05 - Applicant: Jessica King, The Honey Tree Learning Center, LLC, 135 High Street, Exeter, NH 03833. The Applicant requests a Minor Review for operation of a child day care business. Property Owner: J & S Greystone Village, LLC, P.O. Box 1627, North Hampton, NH 03862; Property Location: 223 Lafayette Road, North Hampton, NH 03862; M/L: 021-001-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

In attendance – Planning Board: Phil Wilson, Chair; Rob Omberg, Vice Chair; Members Nancy Monaghan, Shep Kroner, Lauri Etela, and Jim Maggiore, Select Board Representative; and Rick Milner, Recording Secretary.

In attendance – Applicant: Joseph Roy, property owner; Jessica King, applicant.

In attendance – Members of the public.

Chair Wilson called the site walk to order at 4:30pm at 223 Lafayette Road site.

Mr. Wilson noted that the Planning Board has recently received a letter from Mr. Roy giving his responses to the traffic safety and noise concerns expressed by Greystone Village residents at the previous Planning Board and Zoning Board of Adjustment meetings.

The Board members discussed with the property owner and the applicant the following features of the 223 Lafayette Road site as it relates to the proposed child day care business:

- a. existing ambient noise of Lafayette Road traffic and surrounding commercial sites,
- b. child drop-off/pick-up traffic flow and options to park cars in parking spaces for drop-off/pick-up activities or use a continuous loop system within the parking lot area,
- c. implementation of staggered child drop-off/pick-up times to lessen potential traffic congestion,
- d. configuration of the Greystone Way access point off of Lafayette Road and proximity of parking lot entrance to the access point,
- e. current traffic flow in and out of the Greystone Way access point,
- f. emergency vehicle access and egress,
- g. proposed fenced-in outdoor play area to the northerly side of the building on the site, and
- h. existing large evergreen trees providing screening between the building site and the adjacent residential homes.

The site walk was adjourned at 4:51pm without objection.

Respectfully submitted,

Rick Milner, Recording Secretary