



The Village District of Little Boar's Head

In the Town of North Hampton, New Hampshire

Planning Board Minutes
09 April 2019

MINUTES

Village District of Little Boar's Head Planning Board
Tuesday, April 9, 2019, 6:00—7:00 pm
Upstairs, Town Offices, 231 Atlantic Avenue

1. Call to Order by the Chair—6:01pm
2. Board Members Attending: Rob Southworth, Chair, Janet Gorman, Vice Chair, Scott Truncellito, Secretary, Margaret Schoenberger, Commissioner's representative to the board, Rob Omberg = 5/6 = quorum achieved, Board Member Excused: David Mahoney
3. Building Inspector Brian Goode, also Commissioner, attending
4. Public Attending: Joe Coronati, engineer, Mike from Turner Porter, Shelly Patrick, owner of Patrick Subdivision 410 South Rd. in Rye, Dominique MacDonald, abutter 147 Woodland Rd, Amy Margolis, abutter Woodland Rd., Diane Paul of Woodland Rd., Mike Garrepy, Scott Baker of Squire Drive and owner of the Railroad Station
5. Minutes of previous meeting; Meeting minutes from the March 19 meeting were formally accepted. motion to approve, Janet Gorman, 2nd Rob Omberg, approved 5-0
6. No public hearings to continue
7. Business:
 1. LBH Planning Committee Rules and Procedures were reviewed and proposed for adoption. Janet Gorman nominated the proposal and Rob Omberg seconded. Approved 5-0.
 2. Scott Baker of Squire Drive proposed a Memorial Bench in LBH along Ocean Boulevard to honor his daughter. Costs would be covered 100% by Mr. Baker. Proposed Action: Janet Gorman recommended Mr. Baker go see the LBH Zoning Board of Adjustment as the proper authority to make the formal decision.
8. Public Hearing Application - approved 5-0 by the committee to hear the request. Lot Merger Request.
 1. The proposed Patrick Subdivision is a property made up of several parcels of land located in Rye, North Hampton and Little Boars Head. The voluntary lot merger request will establish 3 approximately 1 acre building lots along South Rd in Rye. These lots have been approved by the Town of Rye. The remaining land of approximately 12 acres (currently several parcels) will be located in North Hampton and Little Boars Head. The Town of North Hampton has left the decision for the establishment of the

12 acre portion (into roughly two 6 acre lots) to the Little Boars Head Planning Committee. There were several issues and questions raised by abutters and neighbors to the property regarding the 12 acre portion of the land located in North Hampton and Little Boars Head.

9. Issues/Questions raised:

1. Would the combination of the current parcels into two 6 acre +/- lots set a precedent for future development decisions? Would this be ok as long as it does not establish non-conforming lot issues moving forward?
 2. Amy Margolis of 130 Woodland Rd. had a question about how the amount of road frontage along Woodland road being sufficient and was it a safety concern? In addition, she asked about the 12 houses in the Persimmon subdivision in Rye and across from the Proposed Patrick Subdivision being built on an aquifer and the concern that 4 years ago water wells in the immediate area had dried up. Would the proposed Patrick subdivision further impact the water situation?
 3. Beech Engineering (Joe Coronati) response that the footage of 132 ft, 60 ft and 67 ft from the existing parcels along Woodland rd would provide the proposed lots with more than adequate frontage as required by the town of North Hampton and Little Boars Head.
 4. Diane Louise Paul (abutter) also is concerned about the water impact. Dominique McDonald also asked if the leech fields in the proposed lots would impact water in the area. Beech Engineering (Joe Coronati) responded to questions about water impact by stating- a buffer of trees would be planted to improve any situation behind the Pauls and McDonalds. 3 lots in Rye are on Rye Town water and would not impact the lots in North Hampton/Little Boars Head.
 5. Joe Coronati also suggested that the LBH Planning Committee walk the property to become more familiar with the topography.
 6. Robert Southworth - Chair LBH Planning Committee declared the hearing closed and discussion of any questions to continue.
10. Board Discussion; There was a question of whether the State of NH had to weigh in regarding the wetlands and any proposed development. Robert Southworth proposed a vote on the voluntary lot merger. Janet Gorman recommended deliberation until the next meeting and taking a site walk before the next meeting on 5/14.
11. Site walk scheduled for 4/15 at 4pm. 5-0 vote in favor of continuing to site walk data, and continuing to 5/14 meeting.
12. Adjourn—7:23pm

Respectfully submitted by Scott Truncelitto, April 24, 2019