



**Meeting Minutes
Town of North Hampton
Zoning Board of Adjustment
Tuesday, January 28, 2020 at 6:30pm
Town Hall, 231 Atlantic Avenue
North Hampton, NH 03862**

These Minutes were prepared as a reasonable summary of the essential content of the Meeting, not as a transcription. All exhibits mentioned, or incorporated by reference, in these Minutes are a part of the official Case Record and available for inspection at the Town Offices.

In attendance: Mark Janos, Chair; Jonathan Pinette, Vice Chair; Members David Buchanan and Robin Reid; Alternate Member Audrey Prior; and Recording Secretary Rick Milner.

I. Preliminary Matters.

Chair Janos called the meeting to order at 6:35pm.

Ms. Prior was seated for Mr. Bernardo.

Mr. Janos presented the minutes of the December 11, 2019 meeting.

Mr. Pinette moved that the ZBA accept the minutes of the December 11, 2019 meeting as written. Second by Ms. Prior. The vote was unanimous in favor of the motion (5-0).

II. Old Business.

A. Case #19:06 – Applicant: Peter Goodrich, 148 Prescott Road, Brentwood, NH 03833. The Applicant requests variances from Section 203.1 - Yard and Lot Requirements of the Town of North Hampton Zoning Ordinance to allow construction of a building addition within the structure setbacks and from Section 202.9.B – Non-Conforming Uses to allow expansion of a non-conforming use. Property Owner: Friends of Centennial Hall, Inc., P.O. Box 200, North Hampton, NH 03862. Property Location: 105 Post Road; M/L: 014-049-000; Zoning District: R-1, High Density District.

In attendance for this application:

Peter Goodrich, project manager.

Mr. Janos informed the Board that Mr. Goodrich has submitted a request that Case #19:06 be continued to the February 25, 2020 meeting date.

Mr. Pinette moved that the Zoning Board of Adjustment continue Case #19:06 to the February 25, 2020 meeting date as requested by the applicant. Second by Ms. Reid. The vote was unanimous in favor of the motion (5-0).

III. New Business.

A. Case #20:01 – Applicant: Kayla Cox, New England Fishmongers, LLC, 276 Pleasant Street, Apt. B, Eliot, ME 03903. The Applicant requests a special exception as required by Section 202.4 of the Town of North Hampton Zoning Ordinance to allow light manufacturing use (seafood processing) on the property. Property Owners: Arlene A. Jewett Revocable Trust of 2002, Edward Jewett Revocable Trust of 2002, Kellie A. Jewett Living Trust, Timothy J. Wallace Living Trust, Twilight Years, LLC, all c/o 39

Disclaimer – these minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91A:2,II. They will not be finalized until approved by majority vote of the Zoning Board of Adjustment.

Freetown Road, Unit 1, Raymond, NH 03077; and David E. Howard Revocable Trust, 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 for this application:

Kayla Cox and Timothy Rider, applicants; Kellie Jewett, property owner.

All potential witnesses for Case #20:01 were sworn in.

Ms. Cox addressed the Board. Ms. Cox presented the following application information:

- a. a site plan for the 180 Lafayette Road property which included all buildings and septic systems on the site,
- b. a plan for the area around Building #4 which included parking spaces and loading area for the unit,
- c. a floor plan for the first floor processing and office areas and mezzanine floor storage area of Building #4, Unit #2, and
- d. a detailed narrative describing the proposed business operations.

Ms. Cox stated that she and Mr. Ryder operated a fishing business with two vessels in the Gulf of Maine. They sell their roughly 2,000 - 2,500 pound catch to local farmers' markets using refrigerated vans for the deliveries. The applicants wish to move to North Hampton unit from Saco, Maine unit to be closer to their boat and home locations. The North Hampton unit would be used to fillet fish and vacuum seal the fillets in 1 to 2 pound packages. Additional spaces in the unit would be used as office and storage space. All fish scraps and carcasses are removed from the facility daily and brought to local fishermen to be used as bait.

Ms. Cox further stated that the business is a smaller scale operation. The amount of fish harvested and processed will be limited to the needs of the business' local customers. There is no intention to operate a larger scale wholesale operation. Processing activities will be limited to 2 or 3 times per week.

Mr. Janos asked how long seafood products will be stored at the 180 Lafayette Road site.

Ms. Cox responded that processing turnaround time from receipt to delivery of seafood products is approximately 24 hours. The seafood products will be stored in vacuum-sealed packages and sealed coolers while awaiting delivery. Seafood will be at the market by the next day.

Mr. Janos asked how waste will be handled at the site.

Ms. Cox responded that the waste goes to local lobster fishermen for bait or local chefs for stock. No scraps will be disposed of on site.

Mr. Janos asked how odors will be contained from affecting abutters.

Ms. Cox responded that fresh fish should not have an odor. The 24 hour processing turnaround time should leave no time for seafood products to spoil on site and create an odor. Potential odor-causing scraps and carcasses will leave the site during the same 24 hour day.

Mr. Janos stated that he was aware of other fish processing businesses in which scraps or fluids contaminated the concrete floor in such a way as to leave a permanent staining and odor. Mr. Janos

asked if the applicants have prepared methods to avoid this possible outcome with their processing operation.

Ms. Cox stated that the applicants have several years' experience in the fish processing business and use certified food safety and cleaning procedures. In addition, they intend to install a sealed concrete floor and floor drains to avoid possible seepage of processing by-products or fluids into the floors.

Mr. Pinette stated that the applicants have submitted very detailed application materials. The information provided adequately answered all his questions.

Mr. Janos asked if anyone from the public wished to speak about the application. No comments were made. Mr. Janos closed the public hearing at 6:52pm.

Mr. Janos asked if the Planning Board had reviewed the proposed business use.

Mr. Milner responded that the Planning Board had reviewed the proposed business use and granted a conditional approval.

Ms. Reid stated her support of the proposed business and sustaining local New England fishing operations in general.

Mr. Pinette moved that the Zoning Board of Adjustment grant a special exception to allow a light manufacturing use (seafood processing) on the property located at 180 Lafayette Road as represented in the application presented to the Board. Second by Mr. Buchanan. The vote was unanimous in favor of the motion (5-0).

Mr. Pinette moved to adjourn the meeting at 6:56pm. Second by Ms. Prior. The vote was unanimous in favor of the motion (5-0).

Respectfully submitted,

Rick Milner
Recording Secretary