

TOWN of SOUTH HAMPTON, NH
PLANNING BOARD

DRAFT MINUTES

June 16, 2025

A. CALL MEETING TO ORDER: Chair Kate Blunt opened the Meeting at 7:02 PM.

B. ROLL CALL: Kate Blunt, James van Bokkelen, and Craig Eaton.
Also present: Kat Morrill, Millennium Engineering; and Matt Johnson.

C. READ & ACCEPT MINUTES of June 2, 2025:
Moved (Craig), seconded (Kate) to accept minutes as written.
Motion passed 3-0.

D. COMMUNICATIONS: None.

E. REPORTS OF OFFICERS & COMMITTEES (NEW BUSINESS): None.

F. UNFINISHED BUSINESS:

1. Tri Town Gravel Pit, Map 6, Lot 28 – Reclamation

G. HEARINGS ON SUBDIVISIONS/SITE PLANS/LOT LINE ADJUSTMENTS:

1. Johnson Subdivision
PB File #001-25
Map 3, Lot 30

Public hearing continued to June 16, 2025.

Kate reopened the public hearing at 7:06 PM.

The Board reviewed the updated drawings provided by Kat (Millennium Engineering), as well as the accompanying driveway sight line document. Kat pointed out that Lots 5 and 6 will share a driveway, for which a driveway access easement will need to be established.

The Board suggested that the Applicant execute a well easement between Lots 5 and 6 to satisfy the Town's 100-foot well radius requirement. Consequently, Kat withdrew the waiver request for relief from this regulation.

The Board discussed the requirements of the Town Groundwater Protection District ordinance and reviewed the hydrogeologic study recently compiled for a neighboring subdivision (Lot 3-32). The Board concluded that no additional testing or analysis is necessary to satisfy this ordinance, due to the following determinations:

1. It is reasonable to apply the results of the hydrogeologic study performed for the subdivision of Lot 3-32 to this Application.
2. The study demonstrates that this part of town is not within a high-permeability aquifer.
3. It is unlikely that the addition of 3 houses to a 30-acre parcel of land will significantly disrupt the flow of groundwater.

Moved (James), seconded (Craig) to approve the Plan with the following conditions precedent: receipt of Mylar, recording fees, and Certificate of Monumentation; and the following conditions subsequent: execute a well radius easement between Lots 5 and 6, execute a driveway access easement between Lots 5 and 6, and apply sediment control prior to construction of driveways (Lots 3, 5, and 6) and during well installation on Lot 6.
Motion passed 3-0.

Moved (Kate), seconded (Craig) to close the public hearing at 8:40 PM.

Motion passed 3-0.

2. Public Hearing on Proposed Zoning Amendment: Article VIII. Aquifer Protection District

Planning Board approval of proposed warrant article granted January 6, 2025. Warrant article passed by the Town on March 11, 2025.

3. Worthen Subdivision
PB File #001-23
Map 3, Lot 32

Final approval granted February 3, 2025. Mylar recorded February 11, 2025.

H. OTHER BUSINESS, PUBLIC COMMENTS, and MAILINGS:

1. CIP/ Master Plan/ Growth Ordinance
2. Revise Subdivision Regulations
3. Revise HDC Zoning Ordinance and Guidelines

I. ADJOURNMENT:

Moved (Craig), seconded (James) to adjourn at 8:42 PM.

Motion passed 3-0.

Next Regular Meeting: July 7, 2025 at 7 PM at the Town Hall.