

TOWN of SOUTH HAMPTON, NH
PLANNING BOARD

DRAFT MINUTES

June 2, 2025

- A. CALL MEETING TO ORDER: Chair Kate Blunt opened the Meeting at 7:15 PM.
- B. ROLL CALL: Kate Blunt, James van Bokkelen, and Ruben Melo.
Also present: Kat Morrill, Millennium Engineering; Matt Johnson; Dan & Janice Dinwiddie; and Chuck Desjardins.
- C. READ & ACCEPT MINUTES of May 5, 2025 and May 19, 2025:
Moved (James), seconded (Ruben) to accept May 5th minutes as written.
Motion passed 3-0.

Moved (James), seconded (Ruben) to accept May 19th 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
 2. Desjardins, Main Ave. Subdivision – Preliminary Consultation: The Board reviewed initial concept drawings and discussed subdivision options.
- 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 2, 2025.

Kate reopened the public hearing at 7:16 PM.
Kat Morrill (Millennium Engineering) and Matt Johnson were present on behalf of the applicant.
Abutters Dan & Janice Dinwiddie also present.
Kat presented the subdivision plan for Lot 3-30, proposing the creation of 3 new house lots while retaining the existing house lot at 85 Locust Street.

Moved (James), seconded (Ruben) to accept Application as complete.
Motion passed 3-0.

The Board assessed the most recent draft of the plan and discussed further updates necessary to meet Registry of Deeds standards, as well as provide adequate information for Board consideration. The Board reviewed the waiver request for relief from well radius requirements, noting that the exception need only apply to proposed Lot 3-30-5. It was also noted that Lot 3-30 lies within the Groundwater Protection District. The Board agreed that a review of the hydrogeologic study performed for a recent neighboring subdivision (Lot 3-32) is necessary to understand the implications of the ordinance on this application.

Moved (Kate), seconded (Ruben) to continue hearing to June 16, 2025.
Motion passed 3-0.

Hearing recessed at 8:15 PM.

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: The Board briefly discussed the results of the May 20th Info Session.
2. Revise Subdivision Regulations
3. Revise HDC Zoning Ordinance and Guidelines

I. ADJOURNMENT:

**Moved (Kate), seconded (Ruben) to adjourn at 8:41 PM.
Motion passed 3-0.**

Next Regular Meeting: June 16, 2025 at 7 PM at the Town Hall.