

**TOWN OF HAMPTON  
COUNCIL MEETING  
May 27, 2010**

A special meeting of Council was held in the Council Chambers at 27 Centennial Road on May 27, 2010 commencing at 7:00 p.m.

**ATTENDANCE:**

Council: Mayor Ken Chorley Deputy Mayor Dwight Bond  
Councillor Peter Behr Councillor Robert Doucet  
Councillor Clara Lights

Staff: Richard Malone, CAO  
Megan O'Brien Harrison, Clerk/Development Officer

Media: Erin Dwyer, Telegraph Journal

Delegations: Rob Northrup, Eagle Point Holdings  
Gary Rudolph and Stephanie Bell, Dexter Construction

Guests: Amanda Frank, 21 Robertson Road  
Judy Frank, 21 Robertson Road  
Annabelle McRae, 29 Robertson Road, LSD of Hampton  
Duncan McRae, 29 Robertson Road, LSD of Hampton  
Emelda Fairweather, 33 Robertson Road, LSD of Hampton  
Stephen Fairweather, 33 Robertson Road, LSD of Hampton  
Colleen McKiel, 89 Robertson Road, LSD of Hampton

**2. REGULAR SESSION – PUBLIC COUNCIL MEETING**

Mayor Chorley called the Open Session to order at 7:00 p.m.

**3. DISCLOSURE OF CONFLICT OF INTEREST**

Not Applicable

**5. PUBLIC PRESENTATION**

Eagle Point Holdings Rezoning Application

Mayor Chorley asked the Clerk to provide a brief overview of the process.

**Rob Northrup, representing Eagle Point Holdings, and Gary Rudolph, representing Dexter Construction, were provided an opportunity to make their presentation.**

Rob Northrup indicated that Eagle Point Holdings is the owner of PID 30022008. He has applied for rezoning of that parcel of land from Residential to Business to allow for the sale of five acres of the property to Dexter Construction to allow for the development of an administrative office, maintenance facility and an enclosed salt storage building.

Gary Rudolph stated that Transfield Dexter Gateway Services Ltd. has been awarded the contract for the Route #1 Gateway Project and will be constructing a total of four patrol yard/depots along the 235 kilometres of highway they are now responsible for. He stated that further information regarding the Gateway Project can be found on the website [www.r1g.nb.ca](http://www.r1g.nb.ca).

Dexter is proposing that Hampton be the main office for the operations, maintenance and rehabilitation of Route #1 for the next thirty years. This site will provide professional, administrative, operational and seasonal employment opportunities. With a successful rezoning, Dexter hopes to take occupancy of the building in April 2011 and will commence responsibility for Route #1 in June 2011.

The building is proposed to be a two storey administrative support centre which will include training. It will have a three bay attached maintenance facility for snow plows, service vehicles and support equipment. There will also be an enclosed salt storage building and supplies. This building is regulated by the Department of the Environment.

There will be a paved entrance and paved active areas. The property will be landscaped. Mr. Rudolph stated that the access road will be paved and improved to the Town's specifications.

He provided Council and the public with several photos of similar facilities. He said that the building design will be comparable to the MRDC facility in Oromocto.

**The Mayor then opened the floor up to questions from the public.**

**Annabelle McRae, 29 Robertson Road**, LSD of Hampton, asked whether a traffic study of the area had been completed and if not, whether the Town would consider a traffic study for that area because of the increased traffic on the Robertson Road and location of the intersection in relation to the turn on the Robertson Road.

Mayor Chorley stated that a traffic study had not been completed and said that her point is noted.

Mrs. McRae wondered if the roads would be widened.

Mr. Rudolph stated that the access road would be upgraded and brought up to standard. The Mayor stated that there were no plans to widen the Robertson Road or install a sidewalk or walking path at this point.

**Stephen Fairweather, 33 Robertson Road**, LSD of Hampton, asked if Dexter was considering other sites and asked whether there would be fuel storage on site.

Mr. Rudolph stated that they are considering other sites but that this location is their first preference. He stated that there would be a limited amount of fuel storage on site.

Mr. Fairweather further inquired as to whether there would be tax implications for area residents.

Mayor Chorley stated that he did not believe that there would be.

Mr. Fairweather wondered what the additional twinning of Route #1 would mean for this facility.

Mr. Rudolph stated that it would have no relevance to this facility as construction was not a component of the project in Hampton.

Mrs. McRae inquired as to what the anticipated level of vehicular traffic would be.

Mr. Rudolph stated that the traffic in the summer would be light, with mainly light duty trucks travelling to and from the site. He said that the level of activity in the winter months was a function of Mother Nature. It was anticipated that there would be six to eight snow plows dispatched from this location. In addition, there would be administrative staff arriving in the morning and departing at the end of the business day.

**Duncan McRae, 29 Robertson Road**, LSD of Hampton, asked if the only access to the site would be from Spring Street. He was concerned about the hill on the Robertson Road and the sun in the morning when turning onto the Hall Road. He was also concerned about the traffic exiting from the subdivisions.

Mr. Rudolph stated that it would be the only access. He stated that Mr. McRae's comments relative to sight distance and speed were very good and something for Dexter to be aware of.

Mr. McRae asked if Dexter had looked at the land in the current Business Commercial zone. He wondered if someone was looking to buy 5 acres on William Bell Drive how much it would cost.

Mr. Rudolph stated that they are looking for five acres of property. He stated that they are still exploring a few options including sites outside of Town.

Mr. Northrup stated that there was a variety price range for land on William Bell Drive.

Mr. McRae stated that Council should consider that this is a residential area and will affect the quality of life of area residents. He asked if the function of Council was to promote business or to follow the Municipal Plan. He wondered about a possible negative effect on Butternut Stables.

**Judy Frank, 21 Robertson Road**, stated that she would like to see a traffic study and an environmental impact assessment (EIA) done. She also wondered if there would be front-end loaders to move salt and when would the salt be brought into the site.

Mr. Rudolph stated that there would be loaders for the salt but they would be used within the enclosed salt storage building. Salt replenishment would be dictated by the demand.

Judy Frank wondered if there would be a fence and security on site.

Mr. Rudolph stated there would be a chain link fence, likely at a five foot height. There will be no security personnel on site but in the winter months there will be employees on site 24 hrs per day/ 7 days per week.

**Amanda Frank, 21 Robertson Road**, wonders what the anticipated hours of operation will be.

Mr. Rudolph stated that in the winter their activity will be dictated by Mother Nature, but it would be potentially a 24 hour per day/seven day per week operation. In the summer for the most part they would be working a normal work week and a normal business day. He stated that accidents, etc. could create scenarios that would require light duty trucks being dispatched at any time.

Ms. Frank wondered what they could expect during the construction phase.

Mr. Rudolph stated that in general trades employees work a normal business day and work during day light conditions. He stated that the facility must be fully operational by June 2011.

**Colleen McKiel, 89 Robertson Road, LSD of Hampton**, wondered if they would have to reapply for expansion.

The Clerk/Development Officer explained that any expansion would require building/development permits from the Town. If they were expanding past the initial five acres of property but were still on the land currently identified as PID 30022008, then a further rezoning would not be required.

Ms. McKiel stated that she was not notified of the meeting and wondered about advertising.

The Clerk stated that residents within a hundred metre radius of the facility were sent personal notifications. In addition, a public notice appeared in the Telegraph Journal and the information was posted on the Town's website.

**Duncan McRae** asked Council if any of them currently lived within close proximity to this type of facility and whether they would want it close to them. He was concerned about the noise from the trucks gearing up and down.

Mayor Chorley stated that he lives within relatively close proximity to the Town's Public Works garage and the school bus depot. There are snow plows dispatched from the Works garage as well as large trucks during the summer months. He noted that the School Bus garage serves as a fuelling station for many large government vehicles. He also noted that these facilities are located in an area surrounded by residential developments.

**The Mayor then asked Council if they had any questions.**

Deputy Mayor Bond inquired as to whether an EIA would be conducted and about the regulations for salt and fuel storage.

Mr. Rudolph stated that there would be an EIA. They have completed the application to initiate the process. He also stated that they would be fully compliant with the provincial requirements for salt and fuel storage.

Deputy Mayor Bond asked about the size of the administrative building.

Mr. Rudolph stated that they were still determining the design but most likely it would be a 40 X 40 two storey building. There would be three bays attached to the administrative building. Mr. Rudolph stated that the vehicles would primarily be parked outside, similar to the maintenance facility located in River Glade.

Deputy Mayor Bond noted that the Works garage is a five bay facility located in a residential area.

Councillor Doucet asked for clarification on the location of the proposed site.

Rob Northrup stated that it is down past the existing fence belonging to the stable on Spring Street. He felt that it would really not be visible from the Robertson Road.

Councillor Behr inquired as to the number of vehicles that would be parked at the site. Mr. Rudolph stated that there would be 6-8 snow plows, 7-8 light duty trucks and then the employees' personal vehicles.

There were no further questions of the public or Council.

**Moved by Councillor Behr and seconded by Councillor Lights that the Town of Hampton hold a public hearing on Tuesday, the 29<sup>th</sup> day of June, 2010 at 7 p.m. in Council Chambers to consider Eagle Point Holding's rezoning application for PID #30022008 to allow for the development of an administrative office, maintenance facility and an enclosed salt storage building and that the deadline for written submissions to the Town Office regarding the rezoning will be 4:00 p.m. on Monday, the 28<sup>th</sup> day of June, 2010.**

**Motion Carried**

**Moved by Councillor Lights and seconded by Deputy Mayor Bond that the Town of Hampton request the written comments of the Planning Advisory Committee regarding Eagle Point Holding's rezoning application for PID #30022008 to allow for the development of an administrative office, maintenance facility and an enclosed salt storage building.**

**Motion Carried**

The Public Presentation was concluded.

## 6 READING OF BY-LAWS

### Municipal Plan Amendment

The Clerk read the Municipal Plan By-law amendment into the record. The purpose of this amendment is to change the land use designation of a parcel of land, located at Spring Street and identified as PID #30022008 from Residential to Business Park and Highway Commercial in order to allow the rezoning of said parcel of land from Residential to Business for the purpose of allowing the property owner to develop an administrative office, maintenance facility and an enclosed salt storage building.

**Moved by Councillor Doucet and seconded by Councillor Lights that the Town of Hampton approve the first reading of By-law 187-10: *A By-law to amend the Municipal Plan By-law No. 159-04.***

**Motion Carried**

The Clerk again read the Municipal Plan By-law amendment into the record.

**Moved by Councillor Behr and seconded by Councillor Lights that the Town of Hampton approve the second reading of By-law 187-10: *A By-law to amend the Municipal Plan By-law No. 159-04.***

**Motion Carried**

### Zoning By-law Amendment

The Clerk read the proposed Zoning By-law Amendment into the record. The purpose of this amendment is to rezone a parcel of land, located at Spring Street and identified as PID # 30022008 from Residential to Business for the purpose of allowing the property owner to develop an administrative office, maintenance facility and an enclosed salt storage building.

**Moved by Councillor Lights and seconded by Councillor Behr that the Town of Hampton approve the first reading of By-law 188-10: *A By-law to amend the Zoning By-law No. 160-04.***

**Motion Carried**

The Clerk again read the proposed Zoning By-law Amendment into the record.

**Moved by Deputy Mayor Bond and seconded by Councillor Doucet that the Town of Hampton approve the second reading of By-law 188-10: *A By-law to amend the Zoning By-law No. 160-04.***

**Motion Carried**

## 7. NEW BUSINESS

7.1 Gas Tax Funding

**Moved by Councillor Lights and seconded by Councillor Behr that the Town of Hampton adopt the document entitled “Town of Hampton Four Year Capital Investment Plan (2010-2013)” as presented.**

**Motion Carried**

## 8. ADJOURNMENT

There being no further business for open session, the special meeting of Council was adjourned at 8:25 p.m.

**Moved by Councillor Behr that the Town of Hampton adjourn the special session of Council of May 27, 2010.**

**Motion Carried**

APPROVED:

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Ken Chorley, Mayor

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Megan O’Brien Harrison, Clerk