



**Planning Advisory Committee
May 30, 2023 – 7:00 pm
Council Chambers
Minutes**

Attendees:

Murray Goodman	Dave Henderson	Luke Johnson
Jamie Mahoney	Mark Reid (Chair)	Chris Rendell
Art Roy	Phil Taber	Councillor Kim Tompkins

Guests:

Tamara Marr	Compatible Use Applicant – 18 Robertson Road, Hampton
Aaron Murray	Property owner – 370 Main Street, Hampton

Town Staff:

Arthur McCarthy	PLED Director/Development Officer
Bailey Brogan	Assistant Planner/Development Officer

1. Call to Order.

Mark Reid, Chair, called the meeting to order at 7:02 pm.

2. Approval of Agenda

Moved by Chris Rendell and seconded by Murray Goodman to accept the agenda as presented. Motion Carried

3. Disclosure of Conflict of Interest

None declared

4. Approval of Minutes March 28, 2023

Moved by David Henderson and seconded by Art Roy that the minutes of April 25, 2023 be approved as presented. Motion Carried

5. Building Reports April 2023

Moved by Murray Goodman and seconded by Luke Johnson to accept the Building Reports as presented and request the summary of the reports as presented by staff be included in future PAC packages. Motion Carried

6. New Business i) Conditional Use – 370 Main Street, Hampton NB.

The application is for a conditional use for a “lounge” to enable the development of a seating area for consumption of food and alcoholic beverages associated with an established



business. The Provincial liquor licensing application process requires applicants to confirm the zoning of the property and compliance with the zoning standards.

**MOVED BY MURRAY GOODMAN AND SECONDED BY DAVE HENDERSON THAT THE PLANNING ADVISORY COMMITTEE APPROVE THE REQUESTED CONDITIONAL USE OF LOUNGE, FOR THE PROPERTY IDENTIFIED AS PID 00190546, LOCATED AT 370 MAIN STREET.
MOTION CARRIED**

ii) Compatible Use – 18 Robertson Rd., Hampton NB

The application is for a compatible use proposing to establish an equine supply retail business as compatible with the permitted (existing) use of Butternut Stables, which is zoned agricultural under the Hampton Zoning By-Law (216-2021).

**MOVED BY PHIL TABER AND SECONDED BY CHRIS RENDELL THAT THE PLANNING ADVISORY COMMITTEE APPROVE THE REQUEST TO ESTABLISH THE USE OF AN EQUINE SUPPLY RETAIL SHOP AS IT IS COMPATIBLE WITH AGRICULTURAL USES AT THE PROPERTY IDENTIFIED AS PID 30318851, LOCATED AT 18 ROBERTSON ROAD, AS THE PROPOSED USE IS DEEMED DESIRABLE FOR THE DEVELOPMENT OF THE PROPERTY.
MOTION CARRIED**

iii) Recommendation(s) to Council – Cobblehill Tentative Subdivision

On April 28, 2023, Hampton received a subdivision application along with a Site Plan (tentative plan) for the first stage of an overall three (3) phase development plan described as “Cobblehill Development” for the property described as PID 00194779 proposing to create a total of 103 small lots in a residential (R2) zone and four (4) commercial building lots along William Bell Drive (Ward 2). The first stage (Phase 1 A) is proposing to create ten (10) small lots intended for single unit dwellings.

The application was submitted to Council on May 9, 2023 and Council has forwarded this proposal to the standing committees for review/recommendations. The Planning Advisory Committee is responsible for advising Council on matters related to land use planning, (i.e. Municipal Plan/Zoning By-Law).

1) Phase 1 Plan

MOVED BY DAVE HENDERSON AND SECONDED BY JAMIE MAHONEY THAT THE PLANNING ADVISORY COMMITTEE RECOMMENDS THAT COUNCIL APPROVE COBBLEHILL DEVELOPMENT PHASE 1 TENTATIVE SUBDIVISION LOT PLAN DWG: M1-B DATED MAY 15, 2023, AND REQUEST THE FOLLOWING:



- i) **BUFFERING BETWEEN ADJACENT COMMERCIAL PROPERTIES AND THE HIGHWAY AS REQUIRED BY THE HAMPTON ZONING BY-LAW.**
- ii) **THE APPLICANT ENTERS INTO A DEVELOPERS AGREEMENT WITH HAMPTON.**

MOTION CARRIED

2) Overall Plan

MOVED BY PHIL TABER AND SECONDED BY CHRIS RENDELL THAT THE PLANNING ADVISORY COMMITTEE RECOMMENDS THAT COUNCIL TABLE COBBLEHILL DEVELOPMENT PLAN DWG: L2-C DATED FEBRUARY 13, 2023 UNTIL:

- (1) FURTHER CLARIFICATION/INFORMATION IS PROVIDED REGARDING A SECONDARY ACCESS TO THE DEVELOPMENT FOR EMERGENCIES.**
- (2) MOVED BY LUKE JOHNSON AND SECONDED BY COUNCILLOR KIM TOMPKINS TO AMEND THE MOTION TO ADD:**
 - (a) AND THAT THE DEVELOPER REVIEW THE IMPACTS NB POWER MAY HAVE ON THE LPP AREA WHILE ACCESSING THE UTILITY EASEMENT ON THE SOUTHERN PROPERTY BOUNDARY.**

MOTION CARRIED

- 7. Other:** No other business
- 8. Next Meeting** Scheduled for June 27, 2023
- 9. Adjournment.**

Moved by Jamie Mahoney that the meeting be adjourned at 9:06 pm.

Motion Carried

Mark Reid - Chairperson

Bailey Brogan
Assistant Planner/Development Officer