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PRESENT: Charlyn Brown, Chairman; Tony Franciosa, Vice-Chairman; M. Kasprzak, Selectmen Representative; Greg Parrish, Beverly Mutrie, Steve Volpone, Regular Members, Paul Stone, Alternate Member; Dylan Smith, Rockingham Planning Commission Representative; Abigail Tonry, Regular Member and Acting Secretary

The meeting was called to order at 6:30 for a Re-Visioning of Route 1, Public Hearing. There were 27 members of the public present, 13 from Route 1 businesses. Dylan Smith led the group in a discussion of the current conditions and desired visions for Route 1. Among the concerns were: traffic back-up, widening of Route 1, tax revenues from businesses, lack of water and sewer, safety concerning the middle lane, timing of the traffic lights, lack of sidewalks, character of the town, competition from big box stores, lack of parking, and controlling business types like adult entertainment. The things the public likes about Route 1 is the farm in front of Pelton Farm Condominiums, that it is different from Seabrook, good visibility, access to both sides of the road and the police patrol of speeders. It was suggested that we could use a 'Welcome to Hampton Falls' sign on both ends of Route 1. It was felt that we have a lack of delineation of our 'downtown'. It was suggested that 'Freeport' type business would be an asset, that a Bed and Breakfast like the Tea House would be nice. Increased restaurants, businesses that would keep the out-of-towners in town longer and parking in back of businesses were all suggestions for the future. Lack of sewer and water was a large concern. All who attended were asked to come to the next sessions scheduled for November 13 and December 11 with more ideas and to bring along anyone else who might be interested. After the public hearing ended, D. Smith showed a number of the participants the proposed town map.

PRELIMINARY CONSULTATION: Alan Dickinson, 87 Lafayette Road, Map 8, Lot 87-01N: C. Brown made the applicant aware that preliminary consultations are non-binding on both sides. Alan Dickinson stated that he has taken back the Harbor Lights building and as of May has opened another lighting business after much life safety code upgrades. As the cost of upgrading the carriage house is high he would like to tear down the carriage house and build a new carriage house type building in the same footprint. There would be a small change in footprint as the connection to the two buildings is a frequent ice jam location which he would like to rectify. He is aware of the 35' average maximum height which would include the cupola. The new building would look very similar to the old one without the mansard roof, but will have a full basement. He asked if he would need to update the 1987 site plan. D. Smith stated that the regulations does not allow for modification of the existing site without a new plan. The Board is willing to entertain a waiver as there will be no additional use. A. Dickinson will meet with D. Smith to fill out an application and waiver and will bring them forward to the December meeting.

MOTION: To close the preliminary consultation.

MOTION: T. FRANCIOSA

SECOND: S. VOLPONE

UNANIMOUS

AMENDMENT ARTICLE 4 by adding Section 10-Agricultural Animals: C. Brown read the amendment, noting that the word 'sitting' should substitute the word 'siting.' There was no public to comment on the amendment.

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MOTION: To amend the article as above and to forward to the Selectmen for placement on the March 2013 warrant.

MOTION: B. MUTRIE
SECOND: S. VOLPONE
UNANIMOUS

CASE #12-10-01: Application of Martha Shepardson-Killam (Heronfield Academy) for Final Public Hearing for Site Plan Review to convert existing three-bay garage to music room for Heronfield Academy private school on property located at 356 Exeter Road, Map 6, Lot 22. C. Brown stated that she had received a letter from the property owner for the applicants to speak to the Board. Phillip Corbett of CMA Engineering spoke of the 2007 approval of the property to be a middle school for 6-8th graders. It is now needed to turn the existing garage into a music room. There will be no changes to the outside of the building except an ADA approved exit door. There will be life safety changes needed. Two-thirds of the building is in Exeter, the Exeter Board wanted three new parking spaces for the three lost from the garage removal. Although the new spaces will all be in Exeter the Hampton Falls Board recommended that the new spaces be striped. It was determined that the pool had been filled in and should be removed from the plan. The apartment upstairs of the garage will remain unchanged. It was discussed if the humidity in the building might cause problem for instruments which is not the case. C. Brown opened the discussion to the public. John Livermore of 7 Exeter Falls Drive, Exeter, questioned the cars parked in the fields, not in the paved parking lot. Nancy Roderick, also of Exeter Falls Drive, Exeter, questioned the noise level of the new music room. She was assured there would not be an increase in the current volume. There was discussion about the septic for the main house and if it uses the same septic as the barns. The engineer will check. It was pointed out that the well is inside the garage. The engineer will add the well and radius to the plan.

MOTION: *To accept jurisdiction of the application as complete.*

MOTION:
SECOND:
VOTE:

Discussion regarding a possible lack of signatures on the application cover sheet took place. D. Smith explained that he felt only the one in place was needed for this application.

MOTION:

MOTION:
SECOND:
VOTE:

MOTION: To approve the applicants request for site plan to convert existing three-bay garage to music room for Heronfield Academy private school on property located at 356 Exeter Road, Map 6, Lot 22, subject to the following conditions:

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1. That any and all fees due the Town of Hampton Falls and its consultants be paid before the mylar is signed and recorded.
2. That the plan be noted that ‘No additional use or change of use shall be permitted unless approved by the Planning Board.’”
3. The approval is for the conversion of a three bay garage to a music room and shall be noted as such on the final plan.
4. The septic service from the house to the leaching area be shown on the plan.
5. The well and 75’ radius be shown on the plan.
6. The pool symbol be removed from the plan.
7. The three new parking spaces be striped.

**MOTION: T. FRANCIOSA
SECOND: G. PARRISH
UNANIMOUS**

CASE #12-10-02: Application of Martha Shepardson-Killam (Heronfield Academy) for Design Review Public Hearing for Site Plan Review to construct a fabric structure for physical education/student activities at the Heronfield Academy private school on property located at 356 Exeter Road, Map 6, Lot 22. C. Brown again stated that she had received a letter from the property owner for the applicants to speak to the Board. Phillip Corbett of CMA Engineering discussed his request for a Design Review and not a Final Public Hearing. It was decided that he would meet with D. Smith to apply for a Final Public Hearing for the December meeting. T. Franciosa was concerned with the lack of signatures on the application. There was request for the overflow parking shown on the 2007 plan be included on the new plan. The proposed structure will be set back five feet from the existing septic system. There was discussion regarding the lack of restrooms in the new building. The engineer stated that they expected to use the facilities in the other buildings but would comply with ADA requirements regarding restrooms. The fabric on the building is high-density polyethylene and warranted for 15 years and there will be upkeep and replacement in the school budget. The building will be heated by overhead gas air blowers. They have natural gas from Exeter. There will be a concrete slab flooring, a courtyard and landscaping around the building. Part of the building is outside the area approved by the Zoning Board of Appeal by Special Exception. There is proposed a detention pond in the front of the property to mitigate the new impervious area. The town’s engineer will review the detention pond drainage calculations with regard to the existing culvert issues. There was discussion about a rain garden instead of a detention pond. The engineer stated that is was not as practical to add landscaping as to maintain the existing grassed area. There was discussion about the impervious area coverage. Not more than 15% of the 10 acres can be impervious. The engineer will calculate to the Board’s satisfaction and note it on the plan. The engineer asked that the Board allow him to make changes to the plan and submit it to D. Smith and the town’s engineer to facilitate the process. Prior to allowing the applicant to contact the town’s engineer the applicant will contact L. Ruest to set and pay the bond amount requested. There was discussion about what would become of the structure if the school ceases to exist. The building is for the schools exclusive use, not to be rented or used by others when school is not in session. There was discussion about ambulance access being approximately 80-90’ from the nearest door. C. Brown opened the discussion to the public. John Livermore of 7 Exeter Falls Drive, Exeter stated that he has lived next door since 1988 and feels that his property value will be diminished by the fabric structure. The engineer and D. Smith will created a new application and review the plans with the town’s engineer and bring forward to the December meeting.

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MOTION: To close the Design Review Hearing.

MOTION: B. MUTRIE
SECOND: T. FRANCIOSA
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CAPITAL IMPROVEMENT PROGRAM 2013-2018: C. Brown reviewed the expenditures the CIP committee has recommended and their priorities. She stated that building repair gets only a medium priority as the buildings will not fall down without improvements. The fire department mezzanine is high priority as the wording of the article was denied by the DRA last year and needs to be redone for this coming warrant. The replacement 4-wheel drive police vehicle is low priority as there is consideration of getting 4-wheel drive in all the new cruisers. The proposed school bond rate is 4.25% which is very high. G. Parrish will speak to the appropriate school representative about it.

MOTION: To approve the Capital Improvement Program 2013-2018 with amendments to highway grant reduction of \$9,000 and elimination of \$45,000 from police budget and forward to Selectmen for their consideration.

MOTION: G. PARRISH
SECOND: M. KASPRZAK
UNANIMOUS

REVIEW AND APPROVAL OF PREVIOUS MINUTES (September 25)

C. Brown asked that the next to last line of page one where Peter Wagner stated that “this” year, should be changed to “next” year.

MOTION: To approve the minutes of the September 25th meeting as amended.

MOTION: S. VOLPONE
SECOND: M. KASPRZAK
4 IN FAVOR, 3 ABSTENTIONS

CRANE WETLAND CROSSING: C. Brown explained the issue to the Board that 9-24” shrubs had been planted when the plan called for 6-10’. It was recommended that a member of the Board review the plan for accuracy and direct the Selectmen to follow the plan as approved.

153 LAFAYETTE ROAD: It was brought to the Board’s attention that a Wetland crossing permit has been applied for regarding a potential well that might be needed to be replaced within the wetlands.

MOTION: To adjourn at 10:40pm.

MOTION: A. TONRY
SECOND: S. VOLPONE
UNANIMOUS

**PLANNING BOARD
TOWN OF HAMPTON FALLS**

**OCTOBER 23, 2012
TOWN HALL**

DRAFT

NEXT PLANNING BOARD MEETING – TUESDAY, NOEMBER 13, 2012, 6:30 P.M., TOWN HALL