

PRESENT: Todd Santora, Chairman; Charlyn Brown, Vice-Chairman; Shawn Hanson, Andy Brubaker, Abigail Tonry, Lisa Brown-Kucharski, Members; Richard McDermott, Selectmen's Representative; Glenn Coppelman, Circuit Rider Planner; Mark Sikorski, Building Inspector; Susan Ayer, Secretary

CALL TO ORDER: The Chairman called the meeting to order at 7:00 PM and introduced the Board.

PUBLIC HEARINGS

POSTPONED FROM MAY 23, 2017 -CASE #17-05-01: Application from Unitil Service Corp. for Final Public Hearing for Scenic Road Alteration Permit to perform tree trimming for utility lines along Brimmer, Depot, Brown, Drinkwater, Parsonage, Curtis, Nason and Sanborn Roads.

Chris Moultroup of Unitil Service Corp. was present to discuss his application for Scenic Road Alteration Permit.

In discussion with the Board, it was noted that only portions of some of the named roads would be worked on; the areas to be trimmed were identified on the map provided by C. Moultroup. It was also affirmed that branches would be trimmed no more than 6 feet from the transmission lines per Town Ordinance.

C. Moultroup said that there will be some ground trimming done as necessary, but that permission will be obtained from the landowners ahead of time. He also said that he will be identifying hazardous trees and preparing a list for the Selectmen to approve for removal.

The Board had no further questions. The Chairman opened the hearing to the public; there were no questions. The Chairman then closed the hearing to public comment.

MOTION: To accept jurisdiction of the application as complete.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

MOTION: To approve the application from Unitil Service Corp. for Scenic Road Alteration Permit to perform tree trimming for utility lines along Brimmer, Depot, Brown, Drinkwater, Parsonage Roads (Circuit E2X3), and along Curtis, Nason and Sanborn Roads (Circuit E28X1), with the condition that the work will comply with the ordinance requiring that branches not be trimmed more than 6 feet from the transmission lines.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

POSTPONED FROM MAY 23, 2017 -Case #17-05-02: Application from Gaylee Robinson for Final Public Hearing for a two-lot Subdivision of property located at 20 Brown Road, Map 5, Lot 3. Waivers requested. Expedited Review requested.

Applicants G. Robinson and D. Robinson were present, along with Henry Boyd of Millennial Engineering, who has authorization on file to present the case.

T. Santora explained that the Robinsons had been before the Board in July 2016, when they were approved for 2-lot subdivision that was not finalized per conditional approval (Case #16-07-01). Therefore, the lot line was never adjusted, and they are back for a 2- lot subdivision with newly distributed lots.

H. Boyd went over the subdivision requested, noting that instead of a 5-acre cut-out, the parcel will now be divided roughly in half, with Lot 1 to be 21.565 acres and Lot 2 to be 22.129 acres. The western property line, which did not come into play in Case #16-07-01, was surveyed for this application. H. Boyd noted that a wetlands stamp will be added to the final mylar plan. G. Coppelman asked that this be added to conditions of approval.

T. Santora asked if there is any change proposed to the well and septic plans from 2016, and H. Boyd said no, and that the part of the line that formed the southerly border of the approved 5-acre lot was kept in place as part of the current proposed lot line. He added that monuments were already set, but not reflected on the plan in case changes were requested by the Board.

A. Tonry asked for clarification about original plans from 1999 to build a house in the area where the stable was built. The house was approved but never built, the owners choosing to build an apartment over the stable instead. G. Robinson said that there is no intention to build a house there at this point. The house is referenced on plan notes as “no longer valid.” This application is for a simple division, and the Building Inspector noted that any request for a house would have to comply with regulations and Ordinance, and start with this plan.

A. Tonry pointed out three misspellings that need to be corrected on the plan. These include:

- Plan note #4: “September”
- Plan note #6: “GayLee”
- In “Additional Abutters,” “Martin”

The Chairman opened the Hearing to questions of the public.

Beverly Mutrie, Brown Road, said that her late husband’s name should not appear as a trustee in the abutter notation. This should have been removed on the property information on file with the Town and will be checked.

B. Mutrie asked about the lot line adjustment in Plan Reference #6, which was proposed in 2000, and it was affirmed that the deeds were never signed and the change was not taken into consideration for the current application.

There was no further public input, and the Chairman closed the Hearing to public comment.

Questions of the Board were heard and discussion took place on an item on the list of conditions on the Subdivision Applications worksheet, which reads, "... no lots are to be advertised or sold before the mylar is signed and recorded." Noting that the Robinsons' property is currently for sale, S. Hanson asked if this condition should be left out of the motion for approval. T. Santora read the prior approval from Case #16-07-01, which included that condition. In this instance, the Board decided it was comfortable changing the condition to read, "That no lots be sold before the mylar is signed and recorded."

MOTION: To accept jurisdiction of the application as complete.

MOTION: L. Brown-Kucharski

SECOND: A. Brubaker

UNANIMOUS

WAIVERS:

T. Santora read from the waiver request letter submitted with the application. The applicant requested waivers from two portions of Section 6.2 which require Site features and topographical plan with contour lines to be shown (6.2.9 and 6.2.16) , showing them only within the new building area because there is no change in use or proposed construction for the remaining area of either parcel. The applicant also requested relief from providing a soils data map, due to the size of the lots proposed and because wetlands were recently delineated by a NH Wetland Scientist and are shown on the plan. Lot 1 has an NHDES approved septic area.

MOTION: To approve the requests for waivers from Sections 6.2.9, 6.2.16 and 6.2.21 of Subdivision Regulations for the reasons stated in the waiver request letter submitted by Millennium Engineering.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

MOTION: To approve the subdivision of Map 5, Lot 3, into a total of two lots in accordance with the plan by Millennium Engineering, dated May 1, 2017, subject to the following conditions:

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 draft deeds for the newly created lots be submitted for the Planning Board file and that the Planning Board counsel, prior to the mylar being signed, approve the final language of all the easements and advise the cost of review and recording. All easements are to be recorded in the applicable deeds.
3. That monumentation be bonded, set and certified with a Certificate of Monumentation submitted for the Planning Board file.l;l

4. That no lots be sold before the mylar is signed and recorded. When and if this approved project changes ownership, the new owner is required to appear before the Planning Board to review the approved plan so as to have a complete understanding of it.
5. That the engineer obtains and identifies proper map and lot numbers for the newly created lots from the appropriate official of the Town of Hampton Falls (before the mylar is signed), and that a note be added requiring that street numbers for new houses are to be assigned by the appropriate town official of the Town of Hampton Falls.
6. That the plan set submitted as final for recording be reviewed by the Circuit Rider Planner in advance of the Chairman's signature and that no building permits be issued until the mylar is signed.
7. That a CAD file and proper number of plans, to include an 11" x 17" copy, be submitted in compliance with Subdivision Regulation Section 6.1.4.
8. That a Wetlands Scientist Stamp appear on the final mylar.

MOTION: S. Hanson

SECOND: C. Brown

UNANIMOUS

CASE #17-06-01: Application from Committed Collision for Final Public Hearing for Site Plan Review for proposed construction of a new 18,000 square foot building with associated parking, access, utilities and landscaping, for property located at 41 Lafayette Road in the Business District South, Map 7, Lot 61, Waivers Requested; **and**

CASE #17-06-01: Application from Committed Collision for Final Public Hearing for a Wetlands Special Use Permit to permit re-development of the site including construction of a building, associated parking/access/egress, storm water management structures, a new well, a subsurface sewage disposal system, and grading & associated landscaping, for property located at 41 Lafayette Road in the Business District South, Map 7, Lot 61.

Doug LaRosa of Ambit Engineering was present to discuss the application, along with Wetland Scientist Steven Riker, Applicant Derek Lighthall of Committed Collision, Tony Franciosa of Compass Point Properties (property owner) and Brandon Hoben of Winter Holben Architecture & Design.

D. LaRosa explained that 2 waivers are requested. One waiver is requested from Article VI Section 6.2.2 of the Site Plan Review Regulations requiring the scale of the plan to be 1"=20', for the reason that this would cause the plan pages to be divided badly, and also would increase the number of pages, increasing project cost without increasing plan clarity. The second waiver is requested from Section 6.2.21 of the Subdivision Regulations, which requires High Intensity Soil Survey (HISS) maps. The reasoning given for this waiver is that the soil information has been provided in the form of a Site Specific Soil Survey, and also that the site is an existing lot of record so a HISS map would be redundant.

D. LaRosa described the lot, which has frontage on Lafayette Road (US Route 1) and Brimmer Lane, and pointed out that it is in a Shoreland Protection Zone with Wetlands areas, and that permit applications for impacts to both Wetlands and Shoreland have been submitted to the NH DES.

A new well and septic system are to be constructed and the intersection at Brimmer Lane will be widened to create a more curved turn onto Brimmer Lane from Lafayette Road.

It was decided to address the Site Plan application separate from the Wetlands Special Use application.

The status of the Shoreland and Wetland Permits from NH DES was questioned, and D. LaRosa said that they have been in touch with Eben Lewis of NHDES and that the permits should be received soon. S. Riker said that the Wetland permit has been approved.

Derek Lighthall and Brandon Hoben presented exhibits including a rendering of the proposed building and also site details. Elements of the architectural design were discussed, and how well they relate to the Design Guidelines laid out in the Site Plan Regulations. Materials to be used and colors planned were shown.

T. Santora noted that the Circuit Rider Planner's memo, Item #10, stressed the need to determine if the proposed building sufficiently meets the Design Guidelines, and there was a lengthy discussion of the style of the proposed building. B. Hoben and D. Lighthall explained the process by which they tried to work within the Guidelines while including elements necessary to the auto body repair business. It was agreed that the building does not go strictly by the Design Guidelines but that the architect made every effort to conform while designing what is necessarily a modern design for a specific purpose.

D. LaRosa presented the drainage plan for the site, which includes analyses of storm runoff from the existing site vs. that of the site with the proposed redevelopment and shows no increase in runoff after development. Elements used to offset the increase in impervious area include a closed storm drain system to collect and treat runoff, an infiltration trench and rain garden. Curbing around the parking areas will guide runoff into the drainage system.

T. Santora asked for an explanation of how paint, oil and gas will be contained. D. LaRosa said that no contaminants will come out and into any drainage system. D. Lighthall described the ways in which hazardous materials will be handled and removed, including catch basins, a fully insulated rinsing room, filter systems in the floor and fresh air filter systems that will ensure no odor will be present by the time the air reaches outside. He added that he will be using only water-based paint. D. Lighthall also provided the Board with a binder of safety data sheets for all the hazardous materials and paints that he uses.

Asked about damaged cars leaking on the pavement, D. Lighthall said that by the time a vehicle is towed to his shop, 99% of the time any leakage has already taken place. If for any reason leakage is still present, the vehicle would be brought inside immediately. He said that the wash bay is the only area where chemicals will be collected, and that there will be a catch basin for this that is pumped as needed.

Snow storage will be at the edges of the pavement where it will melt into the retention area and drain system. This includes 6 catch basins, 3 drain manuals and a mechanical contaminant separator.

Landscaping plans show a mix of plants and shrubs as requested at the Design Review Hearing in February. L. Brown-Kucharski noted that if trees are to be planted, the applicant should consider using Liberty Elms.

The proposed Septic system is designed to treat 300 gallons of sewage per day, while septic flow at the site is estimated at 200 gallons per day, given 20 employees. The Septic system has been reviewed by Mike Cuomo at RCCD and D. LaRosa said he does not foresee any problems addressing the comments M. Cuomo offered in his review.

There was a discussion of lighting, in which it was stated that no light will shine off the property, as all lighting is down-shielded and "Dark Skies" compliant. The brightness of the sign was questioned; D. Lighthall said that he does not anticipate a sign as bright as an existing one at the storage facility farther north on Route 1.

R. McDermott asked how many cars would be parked outside the business at any given time, and in discussion it was determined that this will depend on the amount of business, and that some cars arrive unannounced and can't be turned away. However, D. Lighthall said that most cars waiting to be repaired will be parked at the rear of the building, and that most will be inside at night; he said that seldom, if at all, will cars be sitting outside the front of the business.

C. Brown asked about hours of operation, and asked that these be put on signature plan sheet C2, to include hours and days.

Dumpsters are shown on the plan; D. Lighthall said that metal refuse is to be picked up daily.

G. Coppelman said that it must be made clear that no vehicles are to be for sale on the site. He said this should be noted on the plan, and added as a condition of approval.

T. Santora then read a letter written to Wetlands Inspector Eben Lewis by the Conservation Commission following their review of the proposed Site Plan with S. Riker and D. LaRosa on May 11. The Commission concluded that "the project plan offers acceptable solutions to permanent and temporary impacts of both the Shoreline and Prime Wetlands located on the site."

S. Hanson asked about the trip generation report, and it was agreed in discussion that traffic generated by the business would be a minimal percentage of current traffic on Route 1.

C. Brown noted that the plan calls for cement curbing, and asked if the applicant had decided to use cement instead of granite. D. Lighthall said that he had chosen cement for economic reasons, but that now he has learned granite is not much more expensive, and is now looking into granite curbing. C. Brown reminded him that any changes need to be made before the plan sets are sent to the Town's engineer.

A. Brubaker asked what hours should be put on the plan, as the applicant's hours may change from what they are at his present place of business. C. Brown said that the applicant should seek

approval for the most hours he thinks he may need, so that he can stay within the approved hours at all times.

A. Brubaker then asked about noise that could be generated by the business and was told it would be minimal.

The Chairman opened the hearing to public comment.

Beverly Mutrie, Brown Road, asked for some details about landscaping. She also asked about the fire rating of the building materials. B. Hoben said that there is no requirement for fire rating of the wall materials proposed, and that any foam is not exposed to fire threat.

S. Hanson asked about the trip calculation and there was a short discussion of delivery vehicles. D. Lighthall said that nearly all his deliveries for all makes of cars are made by three trucking companies, decreasing the amount of delivery truck traffic to his business.

B. Mutrie said that she was not happy with the design. She also asked M. Sikorski about sign lighting, which began a short discussion of Site Plan and Subdivision regulations with regard to lighting and signs.

No further comments were heard; the Chairman closed the hearing to public comment.

MOTION: To accept jurisdiction of the application as complete.

MOTION: L. Brown-Kucharski

SECOND: C. Brown

UNANIMOUS

WAIVERS:

MOTION: To grant a Waiver from Site Plan Review Regulations Article VI Section 6.2.2 , scale of plan, for the reasons stated in the application.

MOTION: C. Brown

SECOND: L. Brown-Kucharski

UNANIMOUS

MOTION: To grant a Waiver from Subdivision Regulations Section 6.2.21, Soils information in the form of High Intensity Soil Survey map, for the reasons stated in the application.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

C. Brown reviewed with the applicant and D. LaRosa the items still needed by the Board, including a copy of the Wetlands permit, and items to be added to the Site Plan:

1. A drawing with specifications for the sign
2. Hours of operation
3. A statement that auto sales are not to be allowed

T. Santora said that he would prefer to review the Special Use Permit application once the Wetlands permit comes back. He said that four sets of corrected plans will be needed for the next hearing. All changes to the plan sets need to be submitted to the Secretary so they may be sent to the Town Engineer and Department Heads.

A. Tonry asked that the address for the owner of the property, Compass Point Properties, be corrected on any pages necessary to keep it consistent as 14 Wadleigh Lane.

MOTION: To continue Case #17-06-01: Application from Committed Collision for Site Plan Review, and Application from Committed Collision for Wetlands Special Use Permit, to July 25 at 7:00 PM.

MOTION: C. Brown

SECOND: L. Brown-Kucharski

UNANIMOUS

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES: May 23, 2017

MOTION: To approve the minutes of the meeting of May 23, 2017, as written.

MOTION: S. Hanson

SECOND: C. Brown

UNANIMOUS

COMMUNICATIONS TO BOARD MEMBERS: 2017 NHMA Municipal Law Lecture Series; Stormwater Management Workshop:

The Board acknowledged this information received from G. Coppelman. The annual Law Lecture series will be offered as two full day workshops, each to include all three lectures, on Saturday, September 23 and Saturday, October 14.

The Stormwater Management Workshop is set for June 28.

OTHER BUSINESS: Circuit Rider Planner Annual Contract Renewal

T. Santora expressed his appreciation for the invaluable work that G. Coppelman does for the Board. With the approval of the Board, he signed the annual contract for Circuit Rider Planner support through the Rockingham Planning Commission.

Elton Lane – Finalization of Road Needs/Utilization of Posted Funds

T. Santora informed the Board that this matter has been discussed by the Board of Selectmen, and a letter from the Planning Board is needed to notify the developer of the Elton Lane subdivision that it is the Town's intent to use posted funds for the purpose of performing necessary work in order to ultimately accept Elton Lane as a Town road.

MOTION: To authorize the Chairman to write a letter to inform the developer of the Elton subdivision of the Town's intent to use posted funds for the purpose of performing work necessary in order to accept Elton Lane as a Town road.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

Avesta Housing: Sign for Meadows at Grapevine Run

The Board discussed proposed changes to the sign for the Meadows at Grapevine Run housing development submitted by Avesta. M. Sikorski said that the addition of molding causes the sign to be 4 inches out of compliance, but that most of the sign is still in compliance. There was a discussion of the changes in wording and how to measure the molding as well as a gap between two sections of the sign.

MOTION: To advise Avesta Housing that the design proposed is acceptable, but to reduce total area, including molding, so that the total area of the two sections of the sign are within six square feet.

MOTION: C. Brown

SECOND: L. Brown-Kucharski

6 IN FAVOR; 1 OPPOSED: PASSES

MOTION: To adjourn at 10:03 PM.

MOTION: A. Tonry

SECOND: L. Brown-Kucharski

UNANIMOUS