

PLANNING BOARD	SEPTEMBER 26, 2017 7:00 PM
TOWN OF HAMPTON FALLS	TOWN HALL

Public Hearing and Business Meeting

DRAFT

PRESENT: T. Santora, Chair, C. Brown, Vice Chair, A.L. Tonry, S. Hanson, A. Brubaker, L. Brown-Kucharski, G. Coppelman, Circuit Rider Planner, H.B. Fazzino, Secretary. Unable to attend: M. Sikorski, Building Inspector and R. McDermott, Selectman's Representative.

CALL TO ORDER: 7:00 P.M.

PUBLIC HEARING:

Case # 17-09-01: Application from Stephen Currier, Elmfield, Inc. d/b/a Currier Leather for Final Public Hearing for Site Plan Review to permit the proposed development to add onto the existing retail space to provide additional retail space and a residence for the owner at property located at 75 Lafayette Road, Map 8, Lot 91. Waivers requested.

T. Santora opened the public hearing. Dennis Moulton, Engineer from Altus Engineering, Inc., presented the 7,000 square foot addition and Site Plan to the Board. Mr. Steve Currier, Owner of the property, and John Sava, Architect for the project, were also present.

Spelling updates were noted by A. Tonry:

Abutters names: Catherine at 887 on Sheet C-1 and C-2

890 Haywinn on Sheet C-1 and C-2

C-1: 890 is mentioned twice, needs spelling update

C-2: Map 8, Lot 91 to reflect new owners, C2-18

Front page, Sheet 2- 75 Lafayette Road

Delineate the square footage of commercial and residential space on the plan

Add the hours of operation to Sheet C2 for both companies

Correct the address for Currier leather on Sheet 1

Move note 4 on Sheet 1 and add to Sheet C2

The outdoor lighting will be wall pass and down shield lights, as noted on the plan (C2) and supporting materials. John Sava presented the residential description. T. Santora requested copies of the plans shown at the meeting. The hours of operation are Tuesday-Saturday 10:00 A.M. – 5:30 P.M., Friday 10:00 A.M. – 9:00 P.M., Sunday 12:00 P.M. – 5:00 P.M., closed Mondays. Summer hours: closed Sunday and Monday.

A discussion of parking and change of ownership and heavier foot retail use in the future, then a new owner would need to add reserve parking. Plans for parking will be left as is.

The mylar will require stamps for engineering, wetlands and others as required.

MOTION: To accept the application as complete.

MOTION: A. BRUBAKER

SECOND: S. HANSON

UNANIMOUS

Mr. Moulton spoke with the Department of Environmental Services and will make an application for approval of wetlands permit from the State.

MOTION: To approve a Waiver of Article VI, Section 6.2.2- Plan Scale for the building expansion and Site Improvements, Elmfield, Inc. d/b/a Currier Leather, 75 Lafayette Road, Assessor's Map 8, Lot 91, to allow for 1"=30' due to the reasons given by the applicant in his letter dated September 5, 2017.

MOTION: C. BROWN
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

MOTION: To approve waiver of Article VI, Section 6.2.9- Bearings and Distances of Property Lines for Building Expansion and Site Improvements, Elmfield, Inc. d/b/a Currier Leather, 75 Lafayette Road, Assessor's Map 8, Lot 91, for bearing and distances for the parcel property lines, due to the reasons given by the applicant in his letter dated September 5, 2017.

MOTION: C. BROWN
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

The Applicant will place a note on plan sheet C-2, referencing Rockingham County Registry of Deeds Plan D-28357.

MOTION: To approve waiver of Article VI, Section 6.4.3- High Density Soil Mapping for Building Expansion and Site Improvements, Elmfield, Inc. d/b/a Currier Leather, 75 Lafayette Road, Assessor's Map 8, Lot 91 due to the recent study by a wetlands scientist in July, 2017, due to the reasons given by the applicant in his letter dated September 5, 2017.

MOTION: L. BROWN-KUCHARSKI
SECOND: C. BROWN
UNANIMOUS

MOTION: To approve waiver of Article VIII, Section 8.2.1- Paved Parking Required for Building Expansion and Site Improvements, Elmfield, Inc. d/b/a Currier Leather, 75 Lafayette Road, Assessor's Map 8, Lot 91, requesting a mix of paved and gravel parking, due to the reasons given by the applicant in his letter dated September 5, 2017.

MOTION: L. BROWN-KUCHARSKI
SECOND: C. BROWN
UNANIMOUS

MOTION: To approve waiver of Article VIII, Section 8.4.3- Landscape Plan Required for Building Expansion and Site Improvements, Elmfield, Inc. d/b/a Currier Leather, 75 Lafayette Road, Assessor's Map 8, Lot 91, due to the reasons given by the applicant in his letter dated September 5, 2017.

MOTION: C. BROWN
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

Wetlands Special Use Permit and Drainage Study. S. Hanson, speaking for the Conservation Commission, met with D. Moulton to discuss the wetlands and there were no issues from the Conservation Commission. Jones & Beach provides engineering review for the Town.

MOTION: To forward the drainage analysis to the Town Engineer, Jones & Beach, and department heads, for review.

MOTION: A. BRUBAKER
SECOND: S. HANSON
UNANIMOUS

Wetlands Special Use Permit- A. Tonry requests that the item be postponed until the results of the Site Plan Review are received from Jones & Beach Engineering.

Chairman Santora opened the hearing to comments from the public.

B. Mutrie, Brown Road, asked questions of D. Moulton about the drainage and architectural review.

MOTION: To continue this application to the Planning Board Meeting of October 24, 2017.

MOTION: A. BRUBAKER
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

MOTION: To authorize Jones & Beach to speak directly with Dennis Moulton.

MOTION: C. BROWN
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: August 22, 2017.

MOTION: To approve the August 22, 2017 meeting minutes as written.

MOTION: S. HANSON
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

COMMUNICATIONS TO BOARD MEMBERS:

ZONING AMENDMENT SCHEDULE. The meeting schedule was reviewed, and G. Coppelman may not be available for the December 19, 2017 meeting.

MOTION: To change the November 14, 2017 Planning Board meeting to November 28, 2017.

MOTION: L. BROWN-KUCHARSKI
SECOND: S. HANSON
UNANIMOUS

OTHER BUSINESS:

AVESTA PERFORMANCE AGREEMENT: REQUEST FOR EXTENSION & SECURITY DRAWDOWN.

MOTION: To approve the Extension of the Avesta Performance Agreement for the construction of site improvements, Tax Map 5, Lot 57, 27 Brown Road, and security drawdown from \$923,000 to \$125,000, with an end date of October 31, 2017, and authorize Chairman Santora to execute the agreement.

MOTION: S. HANSON

SECOND: A. BRUBAKER

UNANIMOUS

AMENDMENT OF SITE PLAN REGULATIONS (ORRC): S. Hanson proposes wording in Site Plan Review Regulations 8.8.3 to state the same as Zoning Ordinance 3.3.3, and maintaining the statement of holiday lighting in the Site Plans. S. Hanson plans to bring the issue back at the October 24, 2017 meeting. A Public Notice will be prepared by S. Hanson. The matter was tabled and the Committee will meet before October 24, 2017.

T. Santora reported that in prior years, the Planning Board budget was shared with the ZBA. This year, each board will have its own budget, and for the first time in 2018, the Heritage Commission will have its own budget. The Heritage Commission serves an advisory role to the Planning Board.

HERITAGE COMMISSION POSSIBLE WARRANT ARTICLE:

B. Mutrie, Chair of the Heritage Commission – B. Mutrie proposes to combine the Museum and Town Hall for purposes of establishing a Historic District according to Federal regulations. The process is: The Planning Board needs to approve a draft ordinance, hold a public meeting then place the matter on the ballot. Or this warrant article could be placed on the ballot by citizen's petition. RSA 675:6.

Some board members stressed concern over the need to establish a historic district. Particularly since section 8.2 of the proposed guidelines would allow the Heritage Commission to recommend future properties be added to the historic district (pending voter approval). As a result, the Planning Board recommended that a citizen's petition be the vehicle for getting it on the ballot.

ADJOURN

MOTION: To adjourn the meeting at 10:13 P.M.

MOTION: T. SANTORA

SECOND: C. BROWN

UNANIMOUS