

PLANNING BOARD	FEBRUARY 27, 2018 7:00 P.M.
TOWN OF HAMPTON FALLS	TOWN HALL

**PUBLIC HEARING AND BUSINESS MEETING
DRAFT**

- A. CALL TO ORDER:** Chairman T. Santora called the meeting to order at 7:00 p.m.
- B. ROLL CALL:** T. Santora, Chairman, C. Brown, Vice Chair, S. Hanson, A. Brubaker, L. Brown-Kucharski, Abigail Tonry, R. P. McDermott, Selectman’s Representative, G. Coppelman, Circuit Rider Planner, M. Sikorski, H. Fazzino, Secretary

- C. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES:**
January 23, 2018
Correct the meeting minutes to remove the words “was called” in the Call To Order.

MOTION: To approve the meeting minutes of January 23, 2018 as written.

MOTION: R. McDERMOTT
SECOND: S. HANSON
FIVE IN FAVOR, TWO ABSTAINED, PASSES

- D. COMMUNICATIONS TO BOARD MEMBERS**
The 24th Annual Spring Planning/ Zoning Conference is open for registration.

Beverly Mutrie, Brown Road, requested a copy of the conference information.

C. Brown, Exeter Road, shared materials from the Department of Environmental Services, and Great Bay Matters.

- E. VOLUNTARY LOT MERGER Map 1, Lot 53-1 and Map 1, Lot 53-2:**
Theodore and Julie Brooks seek to combine lots in order to build an additional barn. The history of the lots are as follows, read by Chairman Todd Sanora:

About 2008, the ownership of this property transferred from John Shaw and Deborah Wheeler to Deborah Wheeler as part of a divorce settlement.

Deborah Wheeler then made arrangements to sell it to a developer who came before the Planning Board for a multi-lot subdivision where the application was conditionally approved. The property Deborah Wheeler owned at this time was Map 1 Lot 53, 53-A and Map 4 Lot 5-1. These three lots were merged at the time of subdivision.

Reference recorded plan D-35577; the lots were then subdivided into Lot 1-53 (vacant parcel to become the Raspberry Farm conservation land), 53-1 (original farmhouse), 53-2, 53-3, 53-4 and 53-5 (newly created lots fronting Nason Road).

Reference Plan D-36219; the Town decided to buy the Raspberry Farm land to stop further subdivision so as part of the negotiations they agreed to a lot line adjustment of

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Area “A” on the map to Lot 53-1, giving more acreage to the parcel of the original farm house in order to keep the barn as part of the farmhouse parcel.

The Town owns Map 1-53 (Raspberry Farm). The Brooks own Map 1-53-1 (parcel with farmhouse and barn) and Map 1 Lot 53-2 (corner vacant lot at Kensington Road and Nason Road).

The application was found to be complete, and according to RSA 674 Section 39a, no public hearing or notice is required. The application can be filed with the registry and tax assessor.

MOTION: To approve the voluntary lot merger of Map 1 Lot 53-1 and Map 1 Lot 53-2.

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

F. OTHER BUSINESS

A letter was received from Chief Jay Lord, regarding the Hampton Falls Emergency Management, seeking volunteers to participate. G. Coppleman offered to represent the Planning Board at meetings. T. Santora was considering it, and if not, A. Brubaker will serve.

T. Santora recognized R. McDermott on his 5 years of service as Selectman’s Representative to the Planning Board. He was also a member of the Capital Improvement Committee, a Selectman, member of the Zoning Board, Rockingham County Planning Commission for 16 years.

T. Santora then recognized Charlyn Brown, for her service to the Planning Board from 1994 – 2018, and served on many Boards and Committees, and served on the School Board. Ms. Brown was then presented with a clock.

G. ADJOURN

MOTION: To adjourn the meeting at 7:20 p.m.

MOTION: S. HANSON
SECOND: A. TONRY
UNANIMOUS

NEXT MEETING SCHEDULED TUESDAY, March 27, 2018, 7:00 p.m.