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CALL TO ORDER: Chairman Santora called the meeting to order at 7:00 p.m.

ROLL CALL: T. Santora, Chairman, S. Hanson, Vice Chairman, E. Cimon, A. Tonry, A. Brubaker, L. Brown-Kucharski, M. Sikorski, Building Inspector, G. Coppelman, Circuit Rider Planner, E. Beattie, Selectman's Representative, H. Fazzino, Secretary.

PUBLIC HEARING

The Public Hearing was opened in **Case # 18-05-01:** Application from Shabiki Realty Trust for Final Public Hearing for Private Road Subdivision of an existing 9.04 acre residential lot with an existing house. The project proposes to subdivide into two buildable lots (5B & 5C) by proposing a Private Road per the Zoning Ordinance required for parcel frontage and access. The new building lot (5B) shows a house, driveway, utilities (i.e. private septic and well), grading, drainage, etc. Per Section 6.2.17, the proposal shows the prospective future street system on the remaining land for transparency and shall not be voted on or considered for approval as part of the proposal. The property is located at 25 Depot Road, Map 8, Lot 84-5. Waivers are requested. **Continued from May 22, 2018 Meeting. Request for Continuance to July 24, 2018.**

T. Santora read an email from Mr. Mitchell requesting a continuance to July 24, 2018 in order to look closely at the waiver requests to see if he can eliminate any waivers or enhance the plan.

S. Hanson presented the Hampton Falls Conservation Commission's assessment of the Shabiki Realty Trust's project. The cul-de-sac was acceptable to eliminate with their request for one additional lot, focusing on the least amount of disturbance.

T. Santora opened the matter to public comment. There were no comments.

MOTION: To continue Case # 18-05-01 to July 24, 2018 at the request of the applicant.

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

PUBLIC HEARING

The Public Hearing was opened in **Case #18-06-01:** Application from Unitil Service Corporation for a Final Public Hearing for a Scenic Road Alteration Permit. The project proposes utility tree trimming on scenic roads of the western half of Drinkwater Road, Blake Lane, Frying Pan Lane, King Street, the western portion of Sanborn Road and a few spans on Nason Road. Additional request to do work on a small portion of Mill Lane as part of Unitil's Storm Resiliency Program.

G. Coppelman's Plan Review Memorandum as it related to Case 18-06-01 was read by T. Santora. Chris Moultroup presented for Unitil. Mr. Moultroup described the work and

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importance of keeping the lines clear. There are ten sections on Mill Lane, and he is considering presenting a plan to the Board of Selectmen to remove some large pines.

The Chairman opened the discussion to members of the Planning Board. The Planning Board members discussed their questions with Mr. Moultroup. E. Beattie offered to view the trees on Mill Lane with Mr. Moultroup so that Mr. Beattie can present the situation to the Selectmen. G. Coppelman referenced the Zoning Ordinance, page 76, for Hampton Falls procedure. A. Tonry wanted confirmation that no large, good tree will be taken down without the Planning Board prior consent. If it is not considered hazardous, the Planning Board should decide. If it is hazardous, the Selectmen will decide. Work would be completed in the Fall/ Winter.

The Case was opened to the Public for public comment. There was no comment. The public comment period was closed.

MOTION: To approve the applicant's request for Scenic Road Alteration Permit for trimming up to 6 feet from the power lines for the following roads: western half of Drinkwater, Blakes Lane, Frying Pan Lane, King Street, the western side of Sanborn, and parts of Nason Road and Mill Lane, pertaining to Case # 18-06-01.

**MOTION: S. HANSON
SECOND: E. BEATTIE
UNANIMOUS**

PUBLIC HEARING

Case #18-06-02: Application from Elmfield, Inc. dba Curriers Leather Furniture for a Final Public Hearing for an amended Site Plan Review to add onto the existing retail space to provide additional retail space and add a residence for the owner. The property is located at 75 Lafayette Road, Map 8, Lot 91. **Waiver Requested.**

T. Santora opened the public hearing and read the Plan Review Memorandum from Glenn Coppelman as it related to the case.

MOTION: To invoke jurisdiction.

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

Dennis Moulton, Engineer with Altus Engineering, Inc., presented three changes to the plan from prior approval on October 24, 2017. DOT is reportedly "in the cue for signature." The Storm Water Manual remained the same from the prior Manual. Mr. Moulton requested a refund dated May 29, 2017 (sic) 2018. Waiver of Appendix II, Section 5.4.2.

The Chairman opened the matter for discussion among Planning Board Members. The Board discussed whether to grant the request for a waiver. T. Santora is in favor.

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The matter was opened for public comment. No comments were forthcoming. The public comment period was closed.

MOTION: To grant the waiver and refund partial costs in the amount of \$350.00.

**MOTION: S. HANSON
SECOND: E. BEATTIE
UNANIMOUS**

A. Tonry did not feel it was necessary to perform an Engineering Review. T. Santora and S. Hanson agreed.

MOTION: To approve the request from Stephen Currier, Elmfield, Inc. dba Curriers Leather, for an amended Site Plan originally approved on October 24, 2017 to add onto the existing retail space to provide additional retail space and the residence for the owner at property located at 75 Lafayette Road, Map 8 Lot 91. Waivers Requested. Subject to the conditions of the original plan approval dated October 24, 2017.

1. That all conditions of the original approval dated Sept 24th 2017 be met.
2. Stamps for Land Surveyor, Soil Scientist and Wetland Scientist appear on the final Mylar.
3. Any and all State permits including the NH DOT driveway permit be obtained and made part of the file before the Mylar is signed. The Planning Board shall approve any changes to the NH DOT driveway permit, and added to C-2.
4. Any and all fees due to the Town of Hampton Falls be paid before the Mylar is signed and recorded.
5. Waiver of Article 5 Appendix II Section 5.4.2 site plan review fees of \$350.00 be added to the plan.

**MOTION: S. HANSON
SECOND: E. CIMON
UNANIMOUS**

The public hearing was then closed.

Mr. Steven Currier received the check for \$350.00 from H. Fazzino.

PUBLIC HEARING

The Public Hearing was opened on **Case #18-06-03:** Application from Avesta Meadows One, LP for a Final Public Hearing for a Site Plan Review for remote parking as shown on the Approved Site Plan for the project. The property is located at 27 Brown Road, Map 5, Lot 57. **Waivers Requested.**

The following people presented on behalf of Avesta One, LLP:

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Justin Pasay, Attorney, Donahue, Tucker & Ciandella, PLLC, Portsmouth	Confirmed the plan for a minimum 60 parking spaces, and to conduct a parking analysis after Building 1 is fully occupied.
Tyler Norod, Avesta One, LLP	Plan to construct Buildings 2 and 3 including the exterior, and finish the interior of Building 2, with a start date of September, 2018. There are 9 handicapped units, and 9 handicapped spaces.
Jonathan Ring, Jones & Beach Engineering	Wetland area in remote parking limits the design of parking areas.
Giles Ham, Parking Study	The parking Study showed minimal changes in the number of cars in the lot, recommends 0.8 spaces per unit.
Jim Gove, Wetlands	Available for questions.
Amanda, Avesta Regional Property Manager	Some residents do not keep their car on site in the winter. The income restrictions also discourage vehicle ownership.

The matter was opened to Planning Board members for discussion.

The Building Inspector Report was read by T. Santora. M. Sikorski spoke of the need for 109 spaces, recommends greater than 1.0 per unit.

MOTION: To invoke jurisdiction in Case # 18-06-03.

MOTION: L. BROWN-KUCHARSKI

SECOND: S. HANSON

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L. Brown-Kucharski is in favor of M. Sikorski’s projection of 109 total spaces. 17 spaces could be added in the first instance. L. Brown-Kucharski and M. Sikorski are in favor of an addition of 17 spaces.

E. Beattie recommended that we try to keep as little impervious area as possible, and that 109 spaces may be too much. E. Cimon agreed and indicated we should trust the advice of the applicant based on their experience managing similar properties, as well as trust the advice outlined in the applicant-provided parking analysis. After a discussion amongst Board members, the building inspector and the applicant’s engineer (Jones & Beach) the number of 89 spaces was agreed upon.

The matter was opened for public comment.

T. Santora reviewed The Plan Review Memorandum as it related to 18-06-03. One additional waiver is being requested. 6.4.5.2 minimum of 5% landscape area.

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A Department Review from Police and Fire is recommended by A. Tonry.

Add waivers to sheet C-1.

MOTION: To approve the applicant's amended site plan Avesta Meadows LLP as shown on site plan dated 9/15/16 Map 5 Lot 57. Subject to the conditions approved by the prior plan:

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. A Department Heads review from Police and Fire shall be completed before the Mylar is signed.
3. A new Mylar to show 17 parking spaces in the remote parking area.
4. Fill in temporary driveway and fill in with plantings in a timely fashion.
5. All appropriate Professional stamps appear on the Mylar.
6. DES alteration of terrain permit be provided to the Town prior to the occupancy of Building B.
7. Lighting design for remote parking will be indicated on the plan.

MOTION: A. TONRY

SECOND: S. HANSON

UNANIMOUS

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES OF MAY 22, 2018

MOTION: To approve the previous meeting minutes of May 22, 2018 as amended below.

S. Hanson requested a change to page 3, last sentence of Hannah Giovannucci's reading of waivers: "that a fire truck would not be able to turn around ~~be~~ **but**" (added)

MOTION: L. BROWN-KUCHARSKI

SECOND: S. HANSON

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COMMUNICATIONS TO BOARD MEMBERS

None at this time.

OTHER BUSINESS

Renewal of Circuit Rider Planner Agreement to the Town of Hampton Falls by the staff of the Rockingham Planning Commission.

There was a consensus to renew the contract. T. Santora signed the agreement.

ADJOURN

MOTION: To adjourn the meeting at 9:30 p.m.

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**MOTION: L. BROWN-KUCHARSKI
SECOND: E. BEATTIE
UNANIMOUS**

The next meeting is scheduled for July 24, 2018, 7:00 p.m.