

<b>PLANNING BOARD</b>	<b>SEPTEMBER 25, 2018 7:00 P.M.</b>
<b>TOWN OF HAMPTON FALLS</b>	<b>TOWN HALL</b>

**DRAFT**

**A. CALL TO ORDER:** The meeting was called to order by Chairman Todd Santora at 7:00 p.m.

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

A. Tonry recused herself from the first case.

**C. PUBLIC HEARING**

**Case 18-05-01:** Amended public notice for application of 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 three buildable lots (5A, 5B & 5C) by proposing a Private Road per the Zoning Ordinance Section 7.5 required for parcel frontage and access. The new building lots (5B & 5C) each show a potential conceptual layout for a future house, driveway, utilities (i.e. private septic and well), grading, drainage, etc. The property is located at 25 Depot Road, Map 8, Lot 84-5. Waivers are requested.

Chairman Santora read the Request from James and Alizza Mitchell.

Rick Friberg, Principal of TEC, presented on behalf of James and Alyssa Mitchell. It was determined that he was authorized to speak on behalf of the Applicant. A check in the amount of \$301.00 for the posting of the second notice was received by the Secretary. Chairman Santora stated that the 65 day period has past, and the applicant can request a decision tonight. He was last before the Board at the May meeting. Mr. Friberg discussed the frontage. 2.00 acres for Lot A, 3.084 for Lot B, 3.65 acres for Lot C. The Private Road will not become a Town Road. The Lot Plan was reviewed. The road will be constructed with a 20’ apron. Chairman Santora reports that the Police Department had no issues. The Fire Department seeks a truck turn template to verify the ability to accommodate a 40’ truck.

E. Cimon asked about the use of Jones & Beach, and it was confirmed that they are the Town’s engineer when there is no conflict with the applicant’s engineer. Chairman Santora read the Jones & Beach Engineering Review for the benefit of the audience. Waivers 6.2.2.1 high intensity soil, 6.2.3.1. The report is available at the Town Hall. The Applicant’s attorney presented at the May 2018 meeting that town road standards do not apply to a private road. 8.1.3. Chairman Santora reports that Town Attorney Mark Beliveau did not agree with the representation. Chairman Santora will have the attorneys discuss it.

The drainage study was reviewed. #10. A change in street name will be a condition of approval. Lot 5A, and the residents will be required to change its address. The well radius

will need to confirm an easement if it comes onto another lot. G. Coppelman verified that the Board can accept a waiver once a request is made.

Board questions- E. Cimon wanted to confirm that the private road is actually going to be built. A. Brubaker- Deed of Lot C should be house #23. The name of the road will be updated for 911 purposes.

The Building Inspector case review was read by A. Brubaker. R. Friberg recommends paving 60' of the length of the driveway. Chairman Santora and G. Coppelman determined that it was not necessary to read G. Coppelman's memo because the points made had already been addressed.

L. Brown-Kucharski expressed concern with 7.5.1 of the private road regulations. She believes the cul-de-sac is necessary for the safety of the town.

R. Friberg stated that 8.1.3 of subdivision regulations would not apply. Mr. Friberg stated that it was a topic for the attorneys to discuss. There were two prior subdivisions: 1996 (Tonry)- Exeter Road, and 2003 Weaver- Brimmer Lane. E. Beattie has concerns about visitors turning around in the driveway. He is in favor of a cul-de-sac. It would set a precedent to not require it. L. Brown-Kucharski asked about the reason for a lack of cul-de-sac. R. Friberg stated it required a larger footprint, more expense to build. T. Santora is concerned about the precedent.

S. Hanson asked about the maintenance agreement.

Public Comment- Larry Pearlo and Jessica Pearlo, 21 Depot Road. Requested an electronic copy of the application, and earlier access to the file in the future.

**MOTION:** To authorize TEC to speak with J. Ring of Jones & Beach to discuss their findings as outlined in the Jones & Beach Report of September 19, 2018.

**MOTION: S. HANSON**

**SECOND: E. CIMON**

**UNANIMOUS**

Richard Raymant, Meadow Lane, reports that the Master Plan does not support this development.

Paul Ayles, Depot Road, questioned the impact to Mr. Martin with the private road. A. Tonry, Exeter Road, recommended the Board make a condition that the first driveway be removed. Referencing the Town Engineer's review, #3 needs to be referenced on each deed. #13. The permits should contain the approval number from DES as well as road permit. #16. Re: well radius would be a condition on the road deed. #17. Disturbance on the abutter-excavation regulations specify no disturb footage. Ms. Tonry questioned the purpose of the Fiduciary Deed. The deed must specify the ownership of the road. Maintenance covenants

are missing. Concerned about 90 degree turns in terms of safety, and flooding in years to come.

R. Friberg requested a voluntary extension to October 23, 2018. Deadline for additional materials is October 15, 2018 for submissions to the Board.

**MOTION:** To accept R. Friberg's request for a voluntary extension to October 23, 2018, with a filing deadline of October 15, 2018.

**MOTION: T. SANTORA**

**SECOND: S. HANSON**

**UNANIMOUS**

**D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**

The August 28, 2018 meeting minutes were deferred until the October 23, 2018 meeting.

**E. COMMUNICATIONS TO BOARD MEMBERS**

Chairman Santora recognized Jon Ridzon, an applicant for an Alternate Planning Board member seat for a period of one year.

**MOTION:** To appoint Jon Ridzon to a 1 year term to the Planning Board as an Alternate.

**MOTION: S. HANSON**

**SECOND: T. SANTORA**

**UNANIMOUS**

**F. OTHER BUSINESS**

Avesta Two, LLP- contracts signed and building permits issued, T. Santora and L. Ruest were involved in the coordination and execution. Pre-inspection of necessary improvements to Brown Road is planned, Town Engineer, Road Agent and at least 1 Selectman will participate in determining the conditions of the road at the start of the project.

**MASTER PLAN CHAPTERS**

The Board's goal is to take the chapters to public hearing next month.

Glenn Greenwood is no longer with the RPC. Tim Roache offered to assist with Theresa Walker. Five chapters reviewed. Housing 1-1, end of first paragraph, last line (continues to be.) The Board has approved content to move ahead: Community Vision and Goals- 2-6 (2007). Vision & Goals, Housing, Public Utilities, Transportation.

**APPROVAL OF 2019-2024 CAPITAL IMPROVEMENT PLAN**

Capital Improvements Program (CIP) Plan was presented was to the Planning Board. This was a joint meeting with the Planning Board to address assigning priority to the Fire Truck. T. Santora reviewed the statistics of fire truck use. A. Tonry reflected on a number of homes and barns that were a total loss. S. Hanson votes 3. T. Santora votes 5. He wants more data. L. Brown-Kucharski votes 5. T. Franciosa votes 4. CIP meeting adjourned.

Chairman Santora confirmed that the vote is on the ballot.  
Capital Reserve Fund- desire to clean up the existing funds before establishing new ones- 5  
Police Cruiser replacement- SUV fleet will have lower maintenance- 3  
Body Cameras- camera for the police officers- 3  
Fire Department seeks to replace their 1991 truck- 3-5  
Fire Department SCBA Cylinders- grant not available- will reapply- 3  
Highway Capital Reserve Fund- \$150,000- 1  
Culvert Maintenance- GIS Review is necessary. Beavers are creating standing water at the culverts. (May be added to the Highway Capital Reserve Fund.)- 6  
Library Compressors and Condensers- 5  
Emergency Generator- considering a roll-about- 4  
Reviewed obligations of the School District, interest payments- 3  
LAS:  
Playground relocation- 4  
Renovation of grade 4 classrooms and cafeteria- 3  
Multipurpose room improvements- 3  
LED Lighting- interior- 4  
Winnacunnet Cooperative School District- No items listed with ratings.

**MOTION:** To accept the 2019-2024 Capital Improvement Plan as presented for the presentation to the Board of Selectmen.

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

Six in favor, One abstained (E. Beattie)                      PASSES

**G. PRESENTATION OF ORGANIZATION RULES AND PROCEDURES, REVIEW OF DOCUMENTS**

Several pages of materials were distributed to members for their binder, and asked to bring any questions to the next meeting.

**H. ADJOURN**

**MOTION:** To adjourn the meeting at 9:34 p.m.

**MOTION: A. TONRY**  
**SECOND: E. B. BEATTIE**  
**UNANIMOUS**

*The next meeting of the Planning Board is scheduled for October 23, 2018 at 7:00 p.m. at the Town Hall.*