

PLANNING BOARD	March 26, 2019 7:00 P.M.
TOWN OF HAMPTON FALLS	TOWN HALL

DRAFT

Applications not called & in progress by 10:00 p.m. will be continued to the Board's next meeting.

- A. CALL TO ORDER:** The meeting was called to order at 7:00 p.m.
- B. ROLL CALL:** Members present included Todd Santora, Chairman, Shawn Hanson, Vice Chairman, Lisa Brown-Kucharski, Andy Brubaker, Abigail Tonry, Members; Edward B. Beattie, Selectman's Representative, Glenn Coppelman, Circuit Rider Planner, Mark Sikorski, Building Inspector, Holly Fazzino, Secretary. Not present were Eric Cimon and Alternate Jon Ridzon.

C. REORGANIZATION OF THE BOARD
Nomination and Election of Chairman

MOTION: To nominate and elect T. Santora as Chairman

MOTION: S. HANSON
SECOND: E. B. BEATTIE

MOTION: To nominate and elect A. Brubaker as Chairman

MOTION: A. TONRY
SECOND: L. BROWN-KUCHARSKI
THREE IN FAVOR THREE OPPOSED DOES NOT PASS

The Board discussed the need for a chain of command and learning by the leadership.

MOTION: To nominate and elect T. Santora as Chairman

MOTION: S. HANSON
SECOND: L. BROWN-KUCHARSKI
FOUR IN FAVOR TWO OPPOSED PASSES

MOTION: To nominate and elect A. Brubaker as Vice Chairman

MOTION: E. BEATTIE
SECOND: S. HANSON
UNANIMOUS

COMMITTEE MEMBERSHIP

The following committee assignments were confirmed by T. Santora:

Capital Improvement Plan Committee: Todd Santora, Lisa Brown-Kucharski, Tony Franciosa, Margaret Allen, James Ziolkowski, Steve Carlson, Lou Gargiulo, Building Inspector (non-voting), Town Administrator (non-voting)

PLANNING BOARD	March 26, 2019 7:00 P.M.
TOWN OF HAMPTON FALLS	TOWN HALL

DRAFT

Master Plan Committee: Todd Santora, Larry Smith, Lisa Brown-Kucharski, Andrew Brubaker, RPC Consultant (non-voting)

Road Committee: Andy Brubaker, Abby Tonry, Lisa Brown-Kucharski, Eric Cimon, Shawn Hanson, Mark Sikorski (non-voting), Road Agent (non-voting)

Ordinance and Regulations Review Committee: Todd Santora, Abby Tonry, Shawn Hanson, Eric Cimon, Ed Beattie, Selectman’s Representative, Circuit Rider Planner (non-voting) and Building Inspector (non-voting)

Route 1 Sewer Committee: Todd Santora, Ken Nydam, John Colliander, Dave Allen, Ed Beattie, Selectman’s Representative, Road Agent (non-voting)

RPC Commissioners: Richard McDermott and Andrew Brubaker

D. PUBLIC HEARING

None.

E. REVIEW AND APPROVAL OF THE FEBRUARY 26, 2019 MEETING MINUTES

The following amendments were made:

Page 2: T. Santora reiterated that is why A. Tonry ~~was asked by the board to~~ recused herself.

Page 3: Remove the duplicate ~~that~~ in the third paragraph.

MOTION: To approve the February 26, 2019 minutes as amended.

MOTION: L. BROWN-KUCHARSKI

SECOND: E. BEATTIE

UNANIMOUS

F. COMMUNICATION TO BOARD MEMBERS

T. Santora discussed the Selectman’s policy to record all meetings held in the Meeting Room. After speaking with Planning Board Counsel, he reported that the new Board of Selectmen (BOS) Policy to record meetings does not put any requirements on the Planning Board since we are an elected group and the BOS has no oversight on our policies. Selectman’s Representative E. Beattie said that recordings force a Board to become more professional. T. Santora recommends starting video recording of Planning Board meetings in June, after training.

MOTION: To video record all meetings of the Planning Board after training.

MOTION: T. SANTORA

SECOND: E. BEATTIE

UNANIMOUS

PLANNING BOARD	March 26, 2019 7:00 P.M.
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PLANNING FOR TRAINING

T. Santora discussed training options with Tim Roache of RPC (minimal cost as a first run), NH Municipal Association \$550 per Board, and Counsel Mark Beliveau who could address a series of questions. The Planning Board Secretary will receive and assemble questions from Planning Board members no later than April 12 for the Chairman. The training would be in May or June.

G. OTHER BUSINESS

VOLUNTARY LOT MERGER AT THE REQUEST OF THE MERCER FAMILY REVOCABLE TRUST OF 2016

The Applicants, Shawn and Cheryl Mercer, were present and described their plan for an addition to the existing home, and need to combine lots owned by the family.

A. Brubaker confirmed that the frontage was more than 250 feet. S. Mercer confirmed that lot 1a and 1b were created from the original subdivision. A. Tonry said that the easements would be dissolved as a result of this merger (RCRD # _____. Dated April _____, 2019.

On March 26, 2019, the Planning Board accepted the voluntary lot merger of the Mercer Family Revocable Trust of 2016. As a result of the acceptance of this merger the two lots being shown as Lot 1A and Lot 1B on a plan entitled “Plat of Land in Hampton Falls, NH a subdivision at 33 Brimmer Lane for Mary Weaver” by Millennium Engineering Inc. dated 10/02/2007 and recorded in the Rockingham County Registry of Deeds as Plan D-35064 have been combined into one to be known as 33 Brimmer Lane and Hampton Falls, Tax Map 7, Lot 60-3. All approvals of the Hampton Falls Planning Board regarding this subdivision are hereby rescinded to include Dewitt Lane and all easements and right of ways thereto.

MOTION: To approve the voluntary lot merger as stated in the request of March 11, 2019.

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

A discussion on two Master Plan Chapters occurred.

COMMUNITY FACILITIES AND SERVICES

This Master Plan chapter provides public facilities which provide a service to residents and visitors to Hampton Falls.

The Board reviewed the Chapter and identified a series of changes to bring to the Rockingham Planning Commission. A final review is planned for April 23, 2019.

No public comments were heard.

PLANNING BOARD	March 26, 2019 7:00 P.M.
TOWN OF HAMPTON FALLS	TOWN HALL

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MOTION: To continue the public hearing on the Community Facilities and Services chapter to consider adoption on April 23, 2019 at 7:00 p.m.

MOTION: T. SANTORA
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

The following Master Plan Chapter was discussed.

EXISTING AND FUTURE LAND USE

This Master Plan chapter provides information on Hampton Falls’ existing land use and analyzes how and why Hampton Falls look as it does today. It also considers the challenges facing the Town for future land use challenges.

No public comments were heard.

The Board reviewed the Chapter and identified a series of changes to bring to the Rockingham Planning Commission. A final review and adoption is planned for April 23, 2019.

MOTION: To continue the public hearing on the Existing and Future Land Use chapter to consider adoption on April 23, 2019 at 7:00 p.m.

MOTION: T. SANTORA
SECOND: L. BROWN-KUCHARSKI
UNANIMOUS

Information on an upcoming program in Portsmouth on April 3, 2019 entitled “Strong Towns” was brought to the Board’s attention by B. Mutrie, Brown Road.

B. Mutrie, Brown Road, asked for an update on the Route 1 Sewer Project. T. Santora reported that a few principles were established as this is being explored. The first principle is that this project will be for sewer only and only for Route 1, and that only land owners on Route 1 will pay for the project (residents not on Route 1 will not incur any expenses). The next step is a flow analysis.

G. ADJOURN

MOTION: To adjourn the meeting at 8:55 p.m.

MOTION: A. TONRY
SECOND: E. BEATTIE
UNANIMOUS

NEXT MEETING Tuesday, April 23, 2019, 7:00 p.m.