

**PUBLIC HEARING AND BUSINESS MEETING
DRAFT**

The meeting was called to order at 7:02. Present were Chairman Todd Santora, Vice Chairman Andy Brubaker, Selectman Representative Ed Beattie, Members Abby Tonry, Lisa Brown-Kucharski, Shawn Hanson, Eric Cimon and Alternate Member Jon Ridzon, Building Inspector Mark Sikorski and Circuit Planner Glenn Coppleman. Abby Tonry was also acting secretary.

Case #19-06-01 Application of MSC, a division of TFMoran, Inc. on behalf of Cote Hill, LLC and Candace J. Dolan, Trustee for Final Public Hearing for Lot Line Adjustment of the common boundary line of Tax Map 1, Lot 81 and 81-1 with an even exchange of land for properties located at 31 Goodwin Road and 129 Kensington Road. Waivers and Expedited Review requested.

Brenda Kolbow of TFMoran spoke for both applicants. Neither applicant was present. Marinus Vanderpol was there for MSC. B. Kolbow explained that this was an equal exchange of backland for Map 1 Lot 81 and Lot 81-1. There is a well on Lot 81 that is used by Lot 81-1 and will be on the new land conveyed to Lot 81-1. Part of the well radius however will fall outside of Lot 81-1 and will have to have an easement from Lot 81. She has requested many waivers due to the minor nature of this application.

MOTION: To invoke jurisdiction as the plan is complete.

Motion: L. Brown-Kucharski
Second: E. Cimon
Unanimous

T. Santora requested the board's opinion on need for engineering and/or RCCD review. The board consensus was neither was needed due to the minor impact of this land exchange.

T. Santora opened the meeting to the public. Pamela Upton, 37 Goodwin Road explained that she has had water problems with Lot 81 and wondered if the change requested would affect her property. The land exchange and easement was explained to her satisfaction and that this exchange would make no difference to her water issues.

Beverly Mutrie, Brown Road, reminded the board about deed review. S. Hanson said that would be a condition of approval.

T. Santora closed the public comment.

MOTION: To approve the partial waiver request of Subdivision Regulations Section 6.2.2 Scale of the plan shall not be more than 1" = 100' (1 inch = 100 feet). The partial waiver is to show the overall boundary of Tax Map 1 Lot 81 at a scale of 1" = 200'. The proposed lot line adjustment is limited to the southwest corner of Tax Map 1 Lot 81. In an effort to clearly depict this area we are showing all of Tax Map 1 Lot 81-1 and the southwest portion of Tax

Map 81 at a scale of 1" = 30' and are showing the overall boundary of Tax Map 1 Lot 81 at a scale of 1" = 200'.

Motion: A. Tonry
Second: S. Hanson
Unanimous

MOTION: To approve the partial waiver request of Subdivision Regulations Section 6.2.5 Name, license number and seal of the N.H. registered Land Surveyor, plus name, seal and address of engineer. The partial waiver is for the name, seal and address of engineer. Since there are no proposed improvements requiring engineering design, we feel this is not applicable to this project. The licensed land surveyor has attached his seal.

Motion: L. Brown-Kucharski
Second: E. Cimon
Unanimous

MOTION: To approve the partial waiver request of Subdivision Regulations Section 6.2.9 Locations of property lines and their dimensions and bearings, area of each lot and total parcel, well-radius, septic reserve area, footprint for any proposed building(s) existing ledges, tree lines and other essential features. Proposed building footprint(s) should not be included on the recorded mylar. The dimensions and bearings are shown for Tax Map 1 Lot 81-1 and for the portion of Tax Map 1 Lot 81 in the area of the proposed lot line adjustment. There are no proposed wells, septic systems or buildings. No existing ledge was observed in the area during the course of the survey and there are no proposed changes that would alter the existing tree line or septic systems. Since there is no proposed construction we feel showing these features is not necessary.

Motion: L. Brown-Kucharski
Second: A. Brubaker
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.13 Location and width of existing and proposed streets and roads, with grades, typical cross-sections and road profiles for proposed streets. See Appendix I – Road Construction Detail for the Town of Hampton Falls. There are no proposed streets or roads and the existing roads are shown on the plan. Since there is no proposed construction we feel showing these details is not necessary.

Motion: L. Brown-Kucharski
Second: E. Cimon
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.14 Utilities on and adjacent to the tract including location, size and invert elevation of sanitary and stormwater sewers; location and size of water mains, location of gas meters, fire hydrants,

electric and telephone poles and street lights. If water mains and sewer are not on or adjacent to the tract, indicate the direction and distance to, and the size of the nearest one. There are no proposed streets or roads and the existing roads are shown on the plan. Since there is no proposed construction we feel showing these details is not necessary.

Motion: L. Brown-Kucharski
Second: E. Cimon
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.16 A topographical plan with contour lines at two foot (2') vertical intervals shall be shown. Since there are no proposed improvements we feel showing topography is not necessary, Further, topography is not required to adjust a common boundary line between two agreeable parties.

Motion: L. Brown-Kucharski
Second: A. Brubaker
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.17 Where the layout submitted covers only a part of the applicant's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in light of adjustments and connections with the street system of the part not submitted. Approval of the submitted area does not guarantee approval of the unsubmitted area. Since there are no proposed street systems we feel that this is not applicable to this project.

Motion: L. Brown-Kucharski
Second: E. Beattie
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.18 The centerline of all streets shall be shown on the plan together with the centerline stationing. The stationing shall show all points of curvature and all points of tangency so that at a later date independent engineers may accurately lay out all the highways within the subdivision and check their work without any reference other than the recorded plan. Since there are no proposed street systems we feel that this is not applicable to this project.

Motion: A. Brubaker
Second: E. Cimon
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.20 Location and results of test pits and location of primary and secondary leach bed sites as required by NHWS&PCD and local requirements. Location of well heads and their seventy-five feet (75') radii shall be located entirely within the property boundaries. Well heads shall

not be located within the one-hundred foot (100') wetlands setback. By definition, well heads are structures and shall not be located within the one-hundred foot (100') wetland buffer as stipulated in Article III, Section 8 of the Hampton Falls Zoning Ordinance. There are no proposed improvements requiring test pits and leach fields or new wells. Existing wells in the area of the lot line adjustment are shown on the plan with their 75' radii. One well radius easement will be necessary for a portion of the well radius located on Map 1 Lot 81-1. The area of this easement is completely within the setbacks and will not interfere with the use of Map 1 Lot 81. Also, no wetlands were observed in the area during the course of this survey.

Motion: A. Brubaker
Second: L. Brown-Kucharski
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 6.2.21 Soil data shall be provided as a part of the subdivision plan at the scale and dimensions require. Soils information shall be provided in the form of High Intensity Soil Survey (HISS) maps. Tests for determining soil information shall be performed by a certified soil scientist, who shall stamp the HISS map. Any cover letters or explanatory data provided by the soil scientist shall also be submitted. All costs of performing such investigations shall be borne by the applicant. Since there are no proposed improvements requiring soil data we feel that this is not necessary.

Motion: A. Brubaker
Second: L. Brown-Kucharski
Unanimous

MOTION: To approve the waiver request of Subdivision Regulations Section 7.3.2 Monuments shall be tied into a public street intersection, U.S.G.S. benchmarks or other recognized existing monument. Monument locations shall be shown and properly dimensioned on the final plat. Since there are no proposed street systems we feel that this is not necessary. Further, all monuments required by the Subdivision Regulations will be provided and tied to the existing found monumentation.

Motion: A. Brubaker
Second: L. Brown-Kucharski
Unanimous

A. Tonry stated that it is unusual to grant this many waivers but this application is a small equal land exchange of back land only.

MOTION: To approve the applicant's request for lot line adjustment to Map 1 Lot 81, adding 8,094 square feet to Map 1, Lot 81-1 and decreasing Map 1, Lot 81 to 22.73 acres AND to add 8,094 square feet to Map 1, Lot 81 and decreasing Map 1, Lot 81-1 to 2.0309 acres in accordance with the plan by MSC a division of TFMoran, Inc. dated May 24, 2019 subject to the following conditions:

1. That new monumentation be set and a Certificate of Monumentation be provided for the file before the mylar is signed and recorded. The plan should reflect the monuments are set and not "to be set".
2. That new deeds be created, reviewed by town counsel and provided for the file showing the new lot lines and the well radius easement.
3. That the waivers are shown on the plan as granted.
4. That the well easement be created, reviewed by town counsel and provided for the file.
5. That the licensed land surveyor's stamp be shown on the mylar.
6. That any and all fees due the Town of Hampton Falls and its consultants be paid before the mylar is signed.

Motion: S. Hanson
Second: L. Brown-Kucharski
Unanimous

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: May 28, 2019

Correct the spelling of Jon Ridzon's name in roll call and add Brown to L. Kucharski's name on Page 5, Master Plan Chapter paragraph.

MOTION: To approve the minutes of May 28, 2019 as amended.

Motion: E. Cimon
Second: A. Brubaker
Unanimous

MASTER PLAN CHAPTER – Existing and Future Land Use

S. Hanson stated that name of Map #2 has been corrected. T. Santora opened for public comment: Beverly Mutrie, Brown Road stated that 2.0 should be architectural not agricultural heritage. She suggested 6.0 add historical character. A. Brubaker stated that the recommendation was regarding housing patterns as in types of land changes not housing. No change was made to 6.0. B. Mutrie stated that 6.3 #2 needed to be indented. T. Santora closed public hearing.

MOTION: To adopt the MASTER PLAN CHAPTER – Existing and Future Land Use as amended.

Motion: A. Brubaker
Second: L. Brown-Kucharski
Unanimous

MASTER PLAN CHAPTER – Natural Resources

S. Hanson stated that the Table of Town owned conservation land has been changed to Town owned and Privately Owned. T. Santora opened the meeting for public comment. Beverly Mutrie, Brown Road stated that lots of sections need to have a tab after the section

number and that section 2.1 should be bold. S. Hanson said he would see to it that the formatting changes were made.

MOTION: To adopt the MASTER PLAN CHAPTER – Natural Resources as amended.

Motion: L. Brown-Kucharski
Second: S. Hanson
Unanimous

T. Santora stated that he was going to write a dedication to Charlyn Brown and the Master Plan revision will be completed.

OTHER BUSINESS

Unitil – T. Santora stated that there had been a gap in communication with Unitil. He said he explained the Board's wishes for Unitil to reapply for the resiliency cutting to make sure all abutters are properly notified. G. Coppleman reminded the Board that due to the Fourth of July holiday that the deadline for applications for the July meeting is June 27th.

Circuit Rider Contract – T. Santora stated that he had received a quote from RPC for the buildout work, the price being \$6,000. He stated since the price is over \$2500 he feels we need to have a second quote. He will get that for next month. The circuit rider contract has been reduced by \$3,500 due to no new mapping needed. The current contract is for \$16,100 which he signed for the 2019-2020 year ending July 1.

MOTION: To adjourn at 8:25 p.m.

Motion: L. Brown-Kucharski
Second: E. Cimon
Unanimous