

Minutes of Site Visit
August 13, 1998
8:00 AM
Gabriella's Plaza
Lafayette Road
North Hampton

ATTENDEES: Selectmen Alan Hines, George Lagassa, Jack Steiner
Lucille Ellingwood, Ken Ellingwood (abutters)
Mike Iafolla (representing abutter Jeppesen)
Paul Charron (Code Enforcement Officer)
Shirley Carter (Conservation Commission)

The site visit was called to inspect the drainage swale and easement established for the benefit of Gabriella's Plaza on the Jeppesen property.

After much discussion and inspection the following facts were determined:

- (1) The subject drainage ditch and easement exist for the benefit of Gabriella's Plaza and were apparently intended to permit drainage from their property without directly flowing onto the Ellingwood property
- (2) As beneficiary of the easement, Gabriella also has full responsibility for its use and maintenance
- (3) Although the drainage swale no longer appears to exist, given work recently completed at the site, it is not clear whether it ever did or exactly what the condition of the site was prior to the recently completed work
- (4) It was also determined that even if a drainage swale were installed at the site it would not function as intended, given elevations of the land and the poorly drained character of the properties in question
- (5) Mr. Iafolla suggested a more effective drainage system which would capture water on the impervious surface of Gabriella's parking lot and then distribute it through a level spreader to a drainage inlet and then in turn via hard piping westerly to the wetlands
- (6) Installation of such a system would require the cooperation of the condominium association at Gabriella Plaza
- (7) It was also surmised that the Board of Selectmen may not have the legal authority to enforce the easement
- (8) The board of selectmen made no decision but agreed that a follow up meeting with Town Counsel, in the immediate future, should be scheduled to determine a proper course of action

The site inspection concluded at approximately 9:30am.

Respectfully,

George Lagassa
Selectman