

DRAFT

PRESENT: Charlyn Brown, Chairman; Tony Franciosa, Vice-Chairman; M. Kasprzak, Selectmen Representative; Greg Parish, Beverly Mutrie, Steve Volpone, Regular Members, Paul Stone, Alternate Member; Dylan Smith, Rockingham Planning Commission Representative; Abigail Tonry, Regular Member and Acting Secretary

The meeting was called to order at 6:30 for a Re-Visioning of Route 1, Public Hearing. There were 13 members of the public present. Dylan Smith stated that any decisions of the Planning Board would come before the voters in March 2014. He discussed a town center, less restrictive than a historic district but hopefully to include walkable areas around the common, church and school. He wondered if the town considered the town hall area as part of the downtown. Paul Lepere said that although there are about 25,000 cars a day that travel on Route 1 the traffic lights are the biggest problem with getting people to stop into businesses. There was talk about first floor businesses and second floor residential. P. Lepere said residential is not going to raise our tax basis. He asked residents who live off Route 1 what they would like: less traffic, businesses with 5 or less employees and less signs. The business owners would like: better traffic control and not be limited by business size. The owner of Seacoast Bargain said cars are frequently parked outside his business and not moving. They don't want to stop in and have to get back into the traffic. He would like to see public water and sewer in town. T. Franciosa posed the idea of a betterment tax and wondered if businesses would be willing to pay to bring in town sewer. Alan Ganz said Seabrook is booming due to New Hampshire having no sales tax. He is concerned about what might come to town if we get town water/sewer. We should consider natural gas when the road is widened. He commented on the widening of Route 1 and loss of frontage for some businesses. T. Franciosa said Route 1 will be widened by the State of NH and we would like a memorandum of understanding in place before they begin construction. The bad economy has helped delay the project. C. Brown stated the plan currently is for a light across from Currier Leather, removing the light by the Post Office and widening Route 88 making it two way traffic in front of the church with a second light there. The DOT was planning two lanes each way with a median which they have been informed the town does not want. P. Lepere stated that the lights are old technology and that computerized lights would help move the traffic along. It could also give the police control over the lights in case of emergency. A. Ganz stated he felt the Post Office would be closed in 10 years. M. Kasprzak said negotiations with Seabrook are going slowly. Some are very against sharing sewer, others are for exchanging sewer for water. Mike Fecteau stated that the water north of the common is very bad due to the proximity to the marsh and the marsh also limits his sewer capacity.

There was consensus that architectural review to create a 'Freeport' type area would be good. Increasing restaurant potential was seen as a good idea. It was agreed that increasing property values and making the existing property more usable is a goal. It was felt with the road construction in Seabrook, the Hampton Beach and toll bypassing traffic will only increase. There was mention of the pollution problem with the idling traffic. P. Lepere sent a letter to the DOT a few months back requesting improvement in the light technology. He said he knows 2-3 more people who also sent letters and will get copies of the letter to the Board. It was noted that most Hampton Falls residents avoid Route 1. C. Brown noted that any ideas we come up with will have to be acceptable to residents of all parts of town. There was mention of the town's history and talk about showcasing the 'falls'. Most agreed that sidewalks on Route 1 would be helpful. After thanking the participants and asking them to consider the discussion and come up with additional ideas for the next meeting on December 11, the discussion ended at 8pm.

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ALAN DICKINSON, Map 8, Lot 87-01N: Discussion regarding the preliminary consultation of last month. It was noted that there was no mention to the applicant of the Demolition Delay Review.

MOTION: To recommend the Heritage Commission contact Alan Dickinson, inform him of the need for a Demolition permit and to help facilitate the process of photographing and documentation so as not to cause delay of his plans for rebuilding.

**MOTION: T. FRANCIOSA
SECOND: G. PARISH
3 IN FAVOR, 1 ABSTENTION**

FACILITIES IMPROVEMENT COMMITTEE: G. Parish updated the Board on the progress regarding the school renovations. He stated that the design/build team negotiations are nearing an end. That the committee is pursuing other financing since the NH Bond Bank rates are high. S. Volpone spoke on the e-mail list Selectmen Richard McDermott has. S. Volpone said he started the list when he was a selectman and after acquiring about 400 names handed it over to R. McDermott for his use. It was decided at that time that the Town was not interested in maintaining the list so R. McDermott continues to manage it personally.

B. Mutrie asked about payment for the Re-Visioning brochure. C. Brown said she would discuss with L. Ruest that payment as well as payment to the printer. Discussion regarding the completion of the monthly Re-Visioning reports for the grant which will also be discussed with L. Ruest. There was also a wrong date for the Planning Board meeting and the Re-Visioning is not on the website that C. Brown will address.

REVIEW AND APPROVAL OF PREVIOUS MINUTES (October 23)

G. Parish's name should have only one R on the first, third and fourth page. November on the last page was spelled incorrectly. It was noted that the minutes missed a motion made by A. Tonry, seconded by G. Parish unanimously approved and it was the consensus of the Board to proceed despite only one signature on the application.

MOTION: To approve the minutes of the October 23rd meeting as amended.

**MOTION: S. VOLPONE
SECOND: M. KASPRZAK
UNANIMOUS**

MOTION: To adjourn at 8:35pm.

**MOTION: A. TONRY
SECOND: S. VOLPONE
UNANIMOUS**

**PLANNING BOARD
TOWN OF HAMPTON FALLS**

**NOVEMBER 13, 2012
TOWN HALL**

DRAFT

NEXT PLANNING BOARD MEETING – TUESDAY, DECEMBER 11, 2012, 6:30 P.M., TOWN HALL