

**BUSINESS MEETING
DRAFT**

- A. CALL TO ORDER:** C. Brown called the meeting to order at 7 p.m.
- B. ROLL CALL:** C. Brown, Chairman; B. Mutrie, G. Parish, S. Volpone, Members; M. Kasprzak, Selectmen's Representative; L. Ruest, Administrative Assistant; D. Smith, Circuit Rider Planner;
NOT PRESENT: A. Franciosa, Vice Chairman; A. Tonry, Member; K. Kelley, Building Inspector

C. PRELIMINARY CONSULTATION:

**Michael J. Fecteau, President, Hampton Falls Condo Assoc.
153 Lafayette Road, Map 9, Lot 12
Amend Site Plan for Mixed Use**

Michael Fecteau was present on behalf of the Associations and ownership of this property. He explained that 153 Lafayette Road consists of numerous buildings/units and various uses and that there is a plan to bring an amended site plan to the Planning Board to adjust and add uses to existing uses. M. Fecteau reported that relief was granted by the Zoning Board of Adjustment on February 23 to Building Code requirements in order to install a new septic system that will serve the existing and proposed uses for certain buildings fronting Route 1. He explained that there is another septic system on site that serves two warehouse buildings and that the original site plan for this property is dated 1984 and revised to 1987.

M. Fecteau provided Board members with a copy of a statement from one of the owners and the Board took time to read it. C. Brown informed the applicant that Preliminary Consultations are non-binding and allow for an exchange of ideas. No plans are reviewed at this level of application. M. Fecteau stated he understood.

M. Fecteau provided the Board with information as to the existing buildings, existing uses and plans to convert certain buildings/spaces to new uses. C. Brown informed the applicant that an amended site plan will require upgrading of all site conditions to current regulations (to include, but not limited to, parking, lighting, landscaping, wetlands, wetland buffer, snow storage, parking spaces, signage, Department of Transportation easement, reference to previous recorded plan number, etc.).

M. Fecteau also explained a situation with drainage at the rear corner of the property and proposed corrections to resolve the problem. C. Brown asked that the applicant work with Circuit Rider Planner D. Smith in regard to this and other site plan requirements. It was noted that a storm water management plan will be needed to address the drainage issues. D. Smith requested that the applicant identify the existing uses compared to the proposed uses and prepare a listing of questions for review when he meets with the applicant.

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

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B. Mutrie requested the following amendment as well as two minor grammatical amendments.

Page 3, top of page: *It was further discussed as to when the ordinance is passed and code enforcement is utilized. K. Kelley stated he felt ~~all~~ existing horse facilities in town at present are grandfathered and/or pre-existing non-conforming. Board members felt it is important to have guidelines in place with regard to potential nuisance to neighbors. It was noted that this ordinance...*

MOTION: To approve the minutes of the January meeting as amended.

MOTION: M. KASPRZAK
SECOND: G. PARISH
UNANIMOUS

E. OTHER BUSINESS

1. Committee Reports: C. Brown acknowledged receipt of the Ordinance and Regulations Review Committee minutes of February 8, 2012 and Heritage Commission minutes of February 6.
2. Livestock Ordinance: C. Brown asked members to review the draft wording to be provided by D. Smith. She explained that proposed amendments will be brought to public hearing in the fall. S. Volpone noted that K. Kelley provided comments by email, however, did not report on the correct draft finalized by the Committee. This matter will be reviewed again at Committee level with draft wording being forwarded to the March meeting. D. Smith suggested that this new ordinance be included as Article IV, Section 10.
3. Peltons Way (Public): C. Brown reported that a pledge agreement remains outstanding. It is currently in the hands of counsel.

F. COMMUNICATIONS TO BOARD MEMBERS

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G. ADJOURNMENT

MOTION: To adjourn the meeting at 8:15 p.m.

MOTION: S. VOLPONE
SECOND: G. PARISH
UNANIMOUS