

**Town of Hampton Falls
Planning Board
May 22, 2012 – 7:00 p.m.**

Draft

A. Call to Order

Chair C. Brown called the meeting to order at 7:00 p.m.

B. Roll Call

Planning Board Members present:

C. Brown; Chair, A. Franciosa; Vice-chair, B. Mutrie, G. Parish, A. Tonry, S. Volpone, M. Kasprzak; Selectman's Representative, and D. Smith; Circuit Rider Planner.

Not present:

K. Kelley; Building Inspector.

D. Review and Approval of Previous Meeting Minutes (Out of Order)

Motion: A. Tonry moved to accept the April 24, 2012 minutes as written. Seconded by B. Mutrie
Motion passed 6-0-1. (C. Brown – abstention).

C. Preliminary Consultation

Site Plan Review:

Bon Amigos of Hampton Falls, Inc.

122 Lafayette Road

May 8, Lot 52 – 1

Proposal:

Existing Garden Center/Potential Retail tenant

Craig N. Salomon, represented Bon Amigos of Hampton Falls, Inc. and discussed:

- Mr. Morgado is in agreement to provide a site plan for the present location.
- F. Emmanuel; structural engineer, will assist with addressing the Boards health and fire concerns.

The Board recommended the following details to be included on the site plan:

Boundary setbacks, the location of the existing utilities, the location of the existing buildings, delineated parking, security, the septic system location – the well location and the well radius, the front two parcels, the buildings and setbacks as well as the type of buildings that have been put on the property, parking for a garden center or retail center – designated parking, striping, hot top – currently there is a gravel parking lot, outside lighting, signs, and denoting the states right of way that is required along Route 1.

The designation of the four lots – the two back lots have been combined, but the two front lots are currently separate lots, existing fuel tank locations – both in-ground or outside, existing propane tank

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location, curb cuts need to be addressed, the back driveway needs to be ended by rocks, snow removal and storage, dumpster location – avoiding Route 1 visibility, the location of utility buildings – pole location.

Attorney Craig N. Solomon plan of action is to:

- Organize, acquire engineering quotes, consider waivers, and will return to address the Board.
- Contact the Assistant Administrator for information.

E. Other Business

1. Committee Reports – The Board reviewed the Ordinance & Regulations Review Committee minutes.

2. Applying for NHHFA Community Challenge Planning Grant through the Rockingham Planning Commission.

- The Board agreed to contact Marietta Garavaglia for assistance with writing the Grant.
- The Goal is to complete the application by Friday, June 1, 2012.

Motion: G. Parish moved to move forward with applying for the NHHFA Community Challenge Planning Grant application through the Rockingham Planning Commission. Seconded by M. Kazprzak. Motion passed unanimously.

F. Communications to Board Members

- The Board reviewed the Court Update of the *Cases of Municipal Significance*.
- The Board agreed to contact Paul Stone.
- The Rockingham Planning Commission Meeting is June 13, 2013.
- The *Great Bay Matters* publication and *Supply Lines* will be located in the office to review.
- The work phone number for M. Kazprzak needs to be deleted from the Planning Board Information List.

The next meeting is scheduled for Tuesday, June 26, 2012.

Motion: A. Tonry moved to adjourn the meeting at 8:57p.m. Seconded by S. Volpone. Motion passed unanimously.

Respectfully submitted,

Maureen Hastings, Clerk

cc: PB Members & Public, Conservation Commission and Bulletin Boards.