

DRAFT

PRESENT: Charlyn Brown, Chairman; A. Franciosa, Vice Chairman (7:45 p.m.); Abigail Tonry, Member and Acting Secretary, Steve Volpone, Regular Member, M. Kasprzak, Selectmen Representative; Dylan Smith, RPC Circuit Rider Planner

NOT PRESENT: B. Mutrie, G. Parish, Members; P. Stone, Alternate Member

CALL TO ORDER: The meeting was called to order at 7:00 p.m.

PRELIMINARY CONSULTATION: Bon Amigos of Hampton Falls, LLC, 122 Lafayette Road, Map 8, Lot 52-1: Attorney Steve Ells presented the Board with an authorization letter from the applicant. Attorney Ells stated that the property has been in use for over 30 years; has received building permits and change of use approvals. C. Brown said the Town has given conditional change of use in the past pending a site plan which has not been received. Former Building Inspector Kevin Kelley has told the applicant to stop all operations on the site until the buildings are brought up to code. Attorney Ells stated he has not received a call from the Interim Building Inspector in 2.5 weeks. Attorney Ells stated the applicant is currently having the property surveyed and would like to submit a current conditions plan. C. Brown stated she wants the new plan to show the parking for each business as well as all outside lighting. She said that all lighting should be down shielded which Attorney Ells agreed to. Attorney Ells stated that the lean-to and animal pens will be removed as well as the rear entrance and will demarcate the back property line. C. Brown stated she also wanted the propane tanks and curb cuts shown on the plan as well as the State of NH future widening easement along the frontage of Route 1. A. Tonry asked that the signage also be shown on the plan. Attorney Ells said he would get back to the Building Inspector to clear up building issues as well as the site issues. C. Brown reminded Attorney Ells that preliminary consultations are non-binding on both parties, the applicant and the Town.

MOTION: To close the preliminary consultation.

MOTION: A. TONRY

SECOND: S. VOLPONE

UNANIMOUS

EXPANSION OF OPERATIONS - APPLECREST FARM ORCHARDS, 133 Exeter Road: Eric Sarii from Altus Engineering presented a plan and showed pictures of the proposed new barn which would replace the old shop. The old shop would then become work space. There would be a new curb cut approximately 50' west of the existing cut in the stone wall which would be filled with the stones from the existing wall. There is a utility pole that must be moved. They are proposing a new café to sit and enjoy soup or donuts and cider. There will be 13 striped parking spaces, ADA approved handicap parking, new asphalt and a landscaping plan. C. Brown asked if they needed kitchen certification. Todd Wagner said they already have it for their current operations. S. Volpone asked about the courtyard. Todd Wagner stated there were plans to have the courtyard be a sitting, walking place closed to only farm vehicles. C. Brown asked if they had contacted the State for a driveway permit. They have not yet but have confirmed the site distance is over 400' in both directions. D. Smith asked about their storm water plans. Todd Wagner stated that they will have catch basins in the asphalt and all water will flow out into the fields. C. Brown asked about expanded operations. Todd Wagner stated they hope to operate year-round and currently plow for fire safety and expect to continue their current methods of snow removal. When asked about the timeline, Peter Wagner stated that this year is their 100th anniversary and he hopes to have the slab in before December and open for operation in the 2013 season.

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Tony Franciosa, Regular Member arrived at 7:45 p.m.

REVIEW AND APPROVAL OF PREVIOUS MINUTES (August 28)

MOTION: To approve the minutes of the August 28th meeting as written.

MOTION: S. VOLPONE
SECOND: M. KASPRZAK
3 IN FAVOR, 1 ABSTENTION

NEW HAMPSHIRE COMMUNITY CHALLENGE PLANNING GRANT: Discussion followed regarding correcting the Ordinance and Regulation Committees proposed meeting dates. The September 25th meeting did not happen; it will happen on October 3rd at 7:30 a.m. C. Brown will e-mail D. Smith her questions regarding monthly reports and how and when the Town makes its cash payments. D. Smith is going to a meeting 9/27-28 and will ask these questions. D. Smith stated that since Hampton Falls is the first to ask, the UNH service allotment has not been truly defined. He feels we should use their expertise on visioning sessions or branding. Discussion about the brochure included one-sided versus two, including it with the tax bills, to include the map or not, and when it will be finalized and mailed. A. Tonry said she could get the labels printed from the tax rolls. T. Franciosa will meet with the Conservation Commission to update them on our progress. The Planning Board meetings of October 23, November 13 and December 11 will begin at 6:30 to allow a half hour to inform members of the public about the project.

MOTION: To adjourn at 8:50pm.

MOTION: A. TONRY
SECOND: S. VOLPONE
UNANIMOUS

NEXT PLANNING BOARD MEETING – TUESDAY, OCTOBER 23, 2012, 6:30 P.M., TOWN HALL