

- A. CALL TO ORDER:** The meeting was called to order at 7:00 p.m.
- B. ROLL CALL: Present:** C. Brown, Chairwoman; T. Franciosa, Vice Chairman;
B. Mutrie, S. Volpone, Members;
G. Parish, G. Hardee, Alternate Members;
M. Kasprzak, Selectmen's Representative;
D. Smith, Circuit Rider Planner; M. Sikorski, Building Inspector;
K. Croteau, Secretary;
Not Present: A. Tonry, T. Santora Members;
P. Stone, Alternate Member;

Chairwoman Brown designated Alternate Member E. Hardee as a voting member for this meeting.

- C. PUBLIC HEARING – Case #14-02-01 -** Application from Hampton Falls School District for Final Public Hearing for Lot Line Adjustment to add 3.8 acres to Tax Map 8, Lot 21 from Tax Map 8, Lot 22; Lot 21 would increase to be a 19.19 acre parcel and Lot 22 would decrease to a 5.00 acre parcel with the existing house and barn for property located at 5 Kensington Road. Expedited review requested.

Chairwoman Brown opened the public hearing referring to the legal notice and noted the letter of authorization signed by SAU#21 Business Administrator William Hickey authorizing William Doucet of Doucet Survey to represent the Hampton Falls School District in this matter. The school district owns the two parcels presented for lot line adjustment.

Hampton Falls School Board members R. Ratigan and J. Stevens were present as well as SAU#21 Superintendent, R. Sullivan and Business Administrator, W. Hickey.

Mr. Doucet introduced himself as representative for the Hampton Falls School District in this matter. He then referred to the drawing provided showing the proposed lot line adjustment and the orientation of the land in relation to the Lincoln Akerman School and Routes 84 and 95.

C. Brown asked for clarification on the number of deeds that would result from this proposal. Mr. Doucet stated there would be two deeds before the proposed adjustment and two different deeds after the lot line adjustment. C. Brown noted the garden pathway located on lot 22; after discussion it was thought the path had not been used in years and was not considered an issue in this matter.

D. Smith noted all professional stamps should be included on the final plan. Mr. Doucet asked if he removed the wetlands delineation from the plan would that take away the requirement for the wetland scientist stamp. The Board agreed to this suggestion and asked Mr. Doucet to remove the wetlands delineation from the plan.

D. Smith mentioned that the location of the septic system and well should be noted on the plan. Mr. Doucet stated he did not know the location of the septic system or the well. A discussion took place regarding this matter noting that, due to the age of the system, there probably was no

leach field. D. Smith asked if it were possible that the septic and well might be located on the school lot after the lot line adjustment took place. He noted concern regarding future setback requirements and the possibility of creating a nonconforming lot. The Board felt it was not likely that the septic and well were located in the area questioned.

T. Franciosa asked if the swimming pool remained on the property. B. Mutrie noted the pool had been removed. C. Brown asked Mr. Doucet to remove the pool designation from the plan.

B. Mutrie asked that condition 10b be researched as she did not know of an Ellis Merrill and thought it should be Elsie Merrill noted there.

A discussion took place regarding monumentation. It was agreed that regulations were met in this regard.

Hearing no further questions of the Board, C. Brown opened discussion to abutters and members of the public. No abutters were present. Hearing no further comment, the Chairwoman closed the public hearing.

MOTION: To accept jurisdiction of the application as complete.

MOTION: T. FRANCIOSA

SECOND: S. VOLPONE

6 IN FAVOR; PASSES

MOTION: To approve the applicants request for lot line adjustment to Map 8, Lot 21 and 22, adding 3.8 acres to Map 8, Lot 21 to increase to 19.19 acres and decreasing Map 8, Lot 22 to a 5 acre parcel in accordance with the plan by Doucet Survey, Inc., dated January 28, 2014 subject to the following conditions:

1. That new monumentation be set and a Certificate of Monumentation be provided for the file before the mylar is signed and recorded.
2. That new deeds be provided for the file showing the appropriate acreage added to lots before the mylar is signed and recorded.
3. That any and all fees due the Town of Hampton Falls and its consultants be paid before the mylar is signed.
4. That reference on Note 10B be researched and corrected if appropriate.
5. That designation of the pool be removed from the plan.
6. That wetland designation lines be removed from the plan.

MOTION: T. FRANCIOSA

SECOND: S. VOLPONE

6 IN FAVOR; PASSES

Mr. Doucet questioned the reference to deeds in this circumstance noting that one owner owned both lots and there is no buyer involved; he asked if the condition referring to deeds was considered a condition precedent or subsequent. The Board agreed Mr. Doucet would provide deeds with metes and bounds to describe all 3 areas.

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES –January 28, 2014.

MOTION: To approve the minutes of the January 28, 2014 meeting as written.

MOTION: S. VOLPONE

SECOND: M. KASPRZAK

Chairwoman Brown designated G. Parish as a voting member at this time.

E. OTHER BUSINESS

DISCUSSION REGARDING IDEAS ON HOW TO OBTAIN PUBLIC INPUT FOR THE MASTER PLAN.

Chairwoman Brown explained that once the budget is approved and the elections are done the Board will need to be thinking about working on the Master Plan. She noted that as a result of discussions she had with D. Smith, they both felt there was a need for public input prior to the process of chapter writing takes place. A lengthy discussion took place which included suggestions of focus groups, surveys and visioning sessions. D. Smith recommended contacting the UNH Cooperative Extension for their suggestions in approaching community profiling. Chairwoman Brown asked D. Smith to contact UNH Cooperative Extension for this purpose. Chairwoman Brown also mentioned that she is collecting names to put together a group to work on the Master Plan and asked that suggestions be forwarded to her.

COMMITTEE REPORTS – ORDINANCE AND REGULATIONS COMMITTEE 2/11/14

The Board acknowledged the Ordinance and Regulations Committee minutes from 2/11/14.

HAMPTON FALLS PROPOSED ZONING AMENDMENT SUMMARY SHEET –
WARRANT ARTICLE 2

The Board reviewed the draft put together by D. Smith; he will make some minor adjustments and send it to Chairwoman Brown for final review before it is mailed to the residents.

F. ADJOURNMENT

MOTION: To adjourn the meeting at 8:27 p.m.

MOTION: M. KASPRZAK

SECOND: A. FRANCIOSA

UNANIMOUS

NEXT MEETING SCHEDULED TUESDAY, March 25, 2014 7:00 p.m.