

**PUBLIC HEARING & BUSINESS MEETING  
MINUTES  
DRAFT**

**Call to Order:** The meeting was called to order at 7:00 p.m.

**Roll Call: Present:** C. Brown, Chairwoman; A. Tonry; G. Parish, L. Brown-Kucharski, Members; M. Kasprzak, Selectmen's Representative; B. Mutrie, B. Burns, Alternate Members; K. Croteau, Secretary  
**Not Present:** T. Santora, Member; P. Stone, Alternate Member; G. Coppelman, Circuit Rider Planner; M. Sikorski, Building Inspector

The Chairwoman designated Alternate Members B. Mutrie and B. Burns as voting members.

**PUBLIC HEARING:** The purpose of the hearing is to amend Section 9 (Floodplain Development Ordinance) of the Hampton Falls Zoning Ordinance to more accurately reflect new guidelines provided by the NH Office of Energy and Planning (OEP). Proposed changes include, but are not limited to:

1. Addition of a Purpose section (9.1) relating to Hampton Falls' participation in the National Flood Insurance Program, and recognizing the critical nature of potential flooding in the Town.
2. Re-numbering of Ordinance sections to reflect the addition of the new Purpose section.
3. Defining the Building Inspector's role in utilizing floodway data available from federal, state and other sources as appropriate.
4. Updating the Definitions section to better define items such as "Base Flood Elevation" and "New Construction".

The Chairwoman opened the public hearing.

B. Mutrie questioned the date referenced in Section 9.2.2 and the Chairwoman explained the amendment was prepared by the NH Office of Energy and Planning; with the exception of deletion of a reference to the Editors Note on page 6, the Board agreed to the suggestions made by the NH OEP.

**MOTION:** To accept the proposed amendments to Section 9 (Floodplain Development Ordinance) of the Hampton Falls Zoning Ordinance, with the exception of the Editors note on page 6, and forward the matter to the Board of Selectmen for inclusion on the 2015 Town Warrant.

**MOTION: B. MUTRIE**

**SECOND: M. KASPRZAK**

**UNANIMOUS**

There were no members of the public present and hearing no further comment, the Chairwoman closed the public hearing.

**REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES – 11/18/14**

**MOTION:** To approve the minutes of the 11/18/14 meeting as written.

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**MOTION: L. BROWN-KUCHARSKI  
SECOND: A. TONRY  
SIX IN FAVOR; ONE ABSTENTION: PASSES**

**OTHER BUSINESS**

**SUGGESTED AMENDMENTS TO SITE PLAN REVIEW REGULATIONS AND  
SUBDIVISION REGULATIONS PROVIDED BY THE NH OEP REGARDING ADOPTION  
OF AMENDMENTS COMPLIANT WITH NFIP REGULATIONS**

The Board reviewed the suggested amendments. C. Brown suggested the addition of the words “as amended” to the end of the first paragraph of the Site Plan Review Regulations at 9.4 and the end of the paragraph of the Subdivision Regulations at 7.5.1. The Board concurred with this suggestion.

**MOTION:** To accept the proposed amendments to the Hampton Falls Site Plan Review Regulations and Subdivision regulations, as presented and amended, and bring to Public Hearing in January.

**MOTION: M. KASPRZAK  
SECOND: L. BROWN-KUCHARSKI  
UNANIMOUS**

**TRAFFIC CONSULTANT**

Chairwoman Brown informed the Board, at the request of Michael Garrepy representative for Avesta Housing, that a meeting was held attended by herself, Town Administrator, Building Inspector, Circuit Rider Planner, Road Agent, Deputy Police Chief, Fire Chief and Conservation Commission Chair on December 8 to discuss issues regarding the proposed Senior Housing Project for Brown Road. Among the topics discussed was the need for a traffic study, she asked the Board if they agreed, they did.

**MOTION:** To hire Traffic Consultant, Steve Pernaw to perform a traffic study on behalf of the Town of Hampton Falls at the expense of the applicant and to review a separate traffic study to be done by another consultant for the applicant.

**MOTION: L. BROWN-KUCHARSKI  
SECOND: M. KASPRZAK  
UNANIMOUS**

A lengthy discussion took place regarding many concerns including the following:

- The amount of traffic generated on Brown Road seasonally due to Applecrest and to consider those seasonal counts in the study;
- The opening of the new restaurant at Applecrest and traffic exiting from events on to Brown Road and which driveway is to be used as a second exit onto Brown Road;
- The traffic coming from the brewery in Hampton and the influence of liquor served there and possibly at Applecrest events;

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- Whether or not a deceleration lane should be added;
- That Scenic Road Ordinance and the Scenic byway rules are observed.

The Chairwoman also referred to a list of concerns presented by the Road Agent which, in addition to the above, noted concerns regarding public safety, drainage, sound and light barriers and proper stump disposal.

**MASTER PLAN SURVEY**

A discussion took place regarding copies of surveys provided used by prior Planning Boards in 1990 and 2001. The Board agreed that the layout of the 1990 survey was the better layout. The Board asked that demographic questions be placed at the end of the survey. A suggestion was made to provide questions with multiple answer choices as opposed to an essay response. A suggestion was made that the recreational questions should be more open ended; not to ask if residents would specifically like a “basketball court” or “tennis court” but ask what they would like to see. Chairwoman Brown said she would bring these suggestions to the Master Plan Committee in January.

**ADJOURNMENT**

**MOTION:** Motion to adjourn the meeting at 8:25 p.m.

**MOTION:** A. TONRY

**SECOND:** M. KASPRZAK

**UNANIMOUS**

**NEXT MEETING SCHEDULED TUESDAY, January 27, 2015 7:00 p.m.**