

**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;
G. Coppelman, Circuit Rider Planner; M. Sikorski, Building
Inspector; K. Croteau, Secretary

Not Present: T. Santora, Member; P. Stone, Alternate Member

C. Brown designated Alternate Members B. Mutrie and B. Burns as voting members for this meeting.

PUBLIC HEARING: Pursuant to NH RSA and 674:16, 675:3 and 675:7, notice is hereby given of a public hearing to be held by the Hampton Falls Planning Board on Tuesday, ~~January 27, 2015~~ February 24, 2015 beginning at 7:00 p.m. at the Hampton Falls Town Hall, 1 Drinkwater Road, Hampton Falls, NH.

The purpose of this hearing is to bring Hampton Falls' Site Plan Review and Subdivision Regulations in better alignment with new guidelines of the National Flood Insurance Program (NFIP) as suggested by the NH Office of Energy and Planning (OEP). Specifically, the proposed actions will:

- 1) Amend Section 9.4 (Special Flood Hazard Areas) of the Hampton Falls Site Plan Review Regulations to more accurately reflect updated references to current Flood Insurance Rate Maps, agency notifications, and flood elevation data.
- 2) Amend Section 7.5 (Special Flood Hazard Areas) of the Hampton Falls Subdivision Regulations to more accurately reflect updated references to current Flood Insurance Rate Maps. (continued from 1/27/15 canceled meeting.)

The Chairwoman opened the public hearing and read the Public Hearing Notice. She referred to the amendments to the Hampton Falls Site Plan Review Regulations, Section 9.4, Special Flood Hazard Areas and asked for questions or comments; hearing none, she asked for a motion.

MOTION: To accept the amendments to the Hampton Falls Site Plan Review Regulations Section 9.4, Special Flood Hazard Areas as presented.

MOTION: G. PARISH

SECOND: A. TONRY

UNANIMOUS

The Chairwoman referred to the amendments to the Hampton Falls Subdivision Regulations, Section 7.5, Special Flood Hazard Areas and asked for questions or comments; hearing none, she asked for a motion.

MOTION: To accept the amendments to Hampton Falls Subdivision Regulations, Section 7.5, Special Flood Hazard Areas as presented.

MOTION: M. KASPRZAK

SECOND: L. BROWN-KUCHARSKI

UNANIMOUS

Hearing no further comment, the Chairwoman closed the Public Hearing.

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PUBLIC HEARING - Case #15-01-01 – Application from Taylor River Farm, LLC for Final Public Hearing for Site Plan Review for expansion to the existing horse barn and gravel access drive for property located at 6 Swain Drive, Map 5, Lot 53-11. Waivers requested. (continued from 1/27/15 canceled meeting.)

The Chairwoman read the letter from Jones & Beach Engineers, Inc. dated February 11, 2015 requesting continuance of the Final Public Hearing for Case#15-01-01, Taylor River Farm, LLC to March 24, 2015.

MOTION: To approve the request for continuance of the Final Public Hearing for Taylor River Farm, LLC to March 24, 2015.

MOTION: M. KASPRZAK

SECOND: G. PARISH

UNANIMOUS

PRELIMINARY CONSULTATION – Dennis G. Bezanson proposed law office in back garage and 4 apartments in main house at property located at 1 Kensington Road, Map 8, Lot 23 in the Town Common District.

Mr. Bezanson introduced himself and his wife, Sandra and explained that they had purchased the property in February, 2014. He explained there was a main house with an attached apartment with a detached garage which he referred to as a cottage. He said they would like to utilize the cottage for a law office which he felt would qualify the property for mixed use allowing for four apartments in the main house.

Chairwoman Brown read from the Zoning Ordinance, Table of Uses, quoting “Where commercial and residential spaces are located within the same building . . .” A lengthy discussion took place regarding the allowable use of the building spaces. Mr. Bezanson mentioned that his neighbor has a separate commercial space separate from his living space. Chairwoman Brown noted that property was grandfathered for the business that is there; as it was there prior to the change in the zoning ordinance.

A. Tonry suggested that the Bezansons might research the use of the cottage under Home Occupation provided they reside in the main building with one accessory dwelling as it currently exists.

The Chairwoman suggested the Bezansons discuss options matter further with the Building Inspector.

PUBLIC HEARING – Case #15-02-01 – Application from Unitil Forestry Department for Final Public Hearing for Scenic Road Alteration Permit to perform utility line clearance tree pruning on the southern half of Mill Lane.

The Chairwoman opened the Public Hearing.

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Chris Moultroup from Unitil requested permission to cut the regular clearance amount of 15 feet at this location as this is a critical area for transmission. The Chairwoman explained that the Planning Board did not have the authority to grant this request but Unitil could bring an appeal to the Zoning Board of Adjustment.

MOTION: To accept the application from Unitil for Scenic Road Alteration Permit as complete.

**MOTION: A. TONRY
SECOND: G. PARISH
UNANIMOUS**

MOTION: To approve the applicant's request for Scenic Road Alteration to perform utility line clearance tree pruning up to six feet on the southern half of Mill Lane.

**MOTION: M. KASPRZAK
SEOCND: A. TONRY
UNANIMOUS**

The Chairwoman closed the Public Hearing.

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES – 12/16/14

MOTION: To approve the minutes of the 12/16/14 meeting as written.

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

OTHER BUSINESS

The Chairwoman noted numerous copies of the Master Plan Town Survey 2015 have been placed at the Town Hall and Library. She also reported the Surveys were being mailed to town residents and would be available on the Town Web Site.

COMMUNICATIONS TO BOARD MEMBERS

The Board acknowledged the NH OEP Spring Planning & Zoning Conference date of Saturday, May 2, 2015 to be held in Concord, NH.

The Chairwoman referred to the winter editions of Supply Lines and Great Bay Matters and noted they were available for review at Town Hall.

ADJOURNMENT

MOTION: Motion to adjourn the meeting at 8:15 p.m.

**MOTION: M. KASPRZAK
SECOND: A. TONRY
UNANIMOUS**

NEXT MEETING SCHEDULED TUESDAY, March 24, 2015 7:00 p.m.