

Call to order: 7:00 pm

Present: Charlyn Brown, Chairwoman; Todd Santora, Vice Chairman; Abigail Tonry, Lisa Brown-Kucharski, Beverly Mutrie, Greg Parish, Members; Maryann Kasprzak, Selectmen's Representative; Shawn Hanson, Alternate; Glenn Coppelman, Circuit Rider Planner; Mark Sikorski, Building Inspector; Susan Ayer, Secretary

PUBLIC HEARING- CONTINUED - CASE #15-10-01:

Application from Avesta Housing for Final Public Hearing for Site Plan Review and Wetlands Special Use Permit, for three structures with 24 single-bedroom units of elderly housing each, on-site well and sanitary sewer, on property located at Brown Road, Tax Map 5, Lot 57. Waivers requested.

Chairwoman C. Brown notified the applicants that they may ask for a continuance of the hearing, as the 65- day period will end before the next meeting, and noted to them and the public that they will have to watch for meeting postings, as no further legal notices will be printed.

C. Brown then said that she had added to the agenda the discussion of e-mails between Brendan Quigley of Gove Environmental and Kim Tuttle of NH Fish and Game.

James Gove of Gove Environmental Services addressed the Board and distributed copies of the overview site plan that shows changes made in response to the e-mails.

Mr. Gove went over the issues identified by Kim Tuttle, and said they were narrowed down to two elements affecting species that might be in proximity to the building site. One, the possible eel migration through the stream, and second, the vernal pools, especially Vernal Pool #3, which might provide habitat for the spotted turtle.

Ms. Tuttle had also recommended that the deteriorated box culvert be replaced.

J. Gove pointed out the areas in yellow on Drawing OV1 denoting adjustments Mike Cuomo of the Rockingham County Conservation Commission had made, to expand the buffers around the vernal pools, and delineating poorly drained areas.

J. Ring said that there is a ridge in the vicinity of the vernal pool, where water runs both down toward Route 95 and toward the pool. He said that K. Tuttle assumed the flow is all one way, but it is not. J. Ring will be corresponding with K. Tuttle about the issue, and will copy the Planning Board on all correspondence.

Mike Garrepy of Tuck Realty said that Avesta had requested a review by the State Department of Environmental Services and that today Eben Lewis of the DES visited the site. Mr. Lewis looked at the area of access to the pump house, and is writing a report requesting a restoration plan for that area. He also asked for a review of all wetland areas. M. Garrepy said that E. Lewis will be writing a letter stating that these wetland areas are not under the jurisdiction of the State, but the local government.

J. Gove moved on to the subject of the box culvert and K. Tuttle's recommendation that it be removed because it might be a barrier to eels. Mr. Lewis looked at the culvert and suggested that it not be removed, that it is not having any impact on the movement of eels.

K. Tuttle's next issue, forming a larger buffer around Vernal Pool #3, caused a lengthy discussion about the upper parking area proposed for the site. M. Garrepy said that as that

parking area may never need to be built, he would like to remove it altogether, which would satisfy Fish and Game.

C. Brown said that the question is then where the parking lot might be moved to, as it needs to be referenced on the plan to satisfy parking requirements.

One suggestion was to build the leach field in such a way that the parking could go over the top of it. Another was to move the parking lot to an area toward the front of the property, which would cause more cutting of trees.

QUESTIONS OF THE BOARD

C. Brown asked if M. Cuomo of the RCCD was aware of the possibility of moving the parking lot, and was told that no, this decision was only made today.

C. Brown said she would like to hear his comments before the board can decide the issue.

A. Tonry asked if it would be possible to increase the parking along the roadway and near Building #1.

Jonathan Ring of Jones & Beach said that the short answer is yes, but it would not be possible to fit it all. He said the total number of parking spaces to comply with Hampton Falls Zoning has to be 180.

T. Santora asked when the upper parking lot was supposed to be built, and was told there was no phasing notation yet. The expected sequence will be to build the main road and 60 parking spaces for Phase One. M. Garrepy suggested that at the completion of Phase One, a parking analysis could be done to see how many spaces are being used. Then future parking could be shown if necessary. He said that perhaps there could be a condition of approval that allows for the extra parking to only be built if necessary. He said that Avesta's studies of existing housing developments of this type show an expected parking rate of .7 cars per unit, but they propose one per unit to allow for overflow.

C. Brown said that if needed or not, the parking lot needs to be shown on the plan.

There was a discussion of various other options for parking, such as to reduce the size of the upper parking lot and add spaces elsewhere on the site.

L. Brown-Kucharski asked about the temporary driveway crossing wetlands, and the restoration plan suggested by Mr. Lewis. J. Gove said he would put together a restoration plan that would involve the removal of timbers and stone and to grade back to the original level. He said this can't be done right away as access will continue to be needed to the well head until all work is done in that area. C. Brown said that the State would set that timeline.

L. Brown-Kucharski said this was the first she had heard that the drive went over wetlands.

Circuit Rider Planner Glen Coppelman asked to be shown the location of the deteriorating box culvert, and asked about the suggestion that it should be replaced.

J. Gove said that the suggestion came from K. Tuttle, and that Fish and Game does not have regulatory power, but has a memo of agreement with the Environmental Services Department. They will review the matter and come up with the best environmental solution to any issues identified by Fish and Game.

C. Brown said this should be addressed in Mr. Lewis' letter to the Planning Board.

B. Mutrie asked what kind of road will be built to the septic system area.

There was a discussion of gravel versus paved, width, and fire truck turnaround areas.

Buffer impact adjustments will need to be made to the Special Use Permit to address M.

Cuomo's comments, and also if parking is planned along the roadway. C. Brown said that the Board will want to see the least impact possible.

G. Coppelman asked if some of the roadway and parking could be gravel instead of paved, and if so, would it have the same impact on the wetlands request. J. Gove said that the State of NH considers packed gravel at the same level of imperviousness as paving. Plans will be revised and resubmitted by January 4th, to be heard at the January 26th meeting.

QUESTIONS OF THE PUBLIC

Larry Smith of Old Stage Road asked about the use of pervious pavement. J. Ring said that there will still be environmental impacts due to the location of the vernal pools.

Dick Robinson of Brown Road asked if consideration had been given to how far people will have to walk to their vehicles. C. Brown commented that the large back parking lot had the same issue. J. Ring said that more parking near the buildings would be helpful, and he will see what can be done.

MILLETTE, SPRAGUE & COLWELL ENGINEERING REVIEW

C. Brown asked the applicant representatives to go through the MSC review and identify the points that they do not agree with, rather than to go through the report's 63 comments one by one.

J. Ring said that there was no disagreement with any of the comments through #29.

#30 and # 31, relate to a lighting plan which brought discussion back to lighting possibilities that will provide enough light yet not be disturbing to neighbors, or change the rural character of the road. J. Ring said that the lighting proposed so far for the building entrances (#30) is understated in response to prior requests from the Board and public, but is shown, and was discussed to be down-lighting. He said they would like to see a level of lighting at least sufficient for a person to see dropped keys, etc.

There was a discussion of item #31, which suggests an additional light at the Brown Road intersection. Suggestions included a light on the utility pole at the entrance to Brown Road, an entrance sign with lighting, and post lights on either side of the entrance road. It was agreed to substitute a lighted sign for pole lighting at the intersection; this will be worked on.

Item #38 caused some confusion due to the wording of the comment on detectable warning strips; M. Garrepy asked if it would be acceptable to reach out to the engineer at MSC for clarification.

C. Brown said that the Secretary will send a memo to MSC, saying that permission has been given to the applicant's engineer to communicate with them directly about any outstanding questions, and to come to conclusions both engineering firms can accept.

QUESTIONS OF THE BOARD

G. Parish asked about item #11, which says that a "STOP" legend on the pavement near Brown Road and a centerline near the intersection should be considered. He asked if the striping would go the length of the roadway. J. Ring said that they have planned a stop sign and a stop bar, and a line going 50 feet back. He said he can add the "STOP" legend if the Board wants it.

After some discussion, it was agreed that the center line and stop sign will be sufficient, and there is no need for a legend to be printed on the road.

WATER SYSTEM

J. Ring said that MSC did not say much about the water system, but that he had been asked to address the subject in a letter following the recent site walk. He distributed this letter to the Board members and read highlights:

1. The Community Water System will be designed, reviewed, and approved in accordance with the rules and regulations of the NH Department of Environmental Services (NHDES) and the Groundwater Bureau (DWGB). Concept design approval has been received dated November 23, 2015. The well was drilled last week.
2. The NHDES DWGB process requires that all abutters to the project be notified in writing prior to testing the well. If any abutter wishes to have his/her well monitored for affect during the 48 hour pump test of the project well, then the Applicant must monitor.
3. The water system treatment and pump house building will be less than fifteen feet high at its roof peak.
4. There is expected to be no noise from the water system and pump equipment.
5. There is expected to be no emergency generator for the water system building. If power goes out, there will be no water provided to the buildings.

G. Parish asked re: #5, what the plan would be to provide water if the power goes out. It was noted that the sprinkler system will be on a separate system. D. Robinson said it would not be difficult to bring in a generator. Bottled water would be provided if needed. The well is about 400 feet deep. The 48 hour test is still to be done, and will be conducted by Epping Well and Pump.

D. Robinson asked if a double wide entrance apron could be built to cut down on congestion since there will be no deceleration lane on Brown Road. J. Ring will look into this.

B. Mutrie asked about the abandoned old well. It is tagged but still open. A note will be added to say that it will be filled in.

**ACTION ON APPLICATION:
CONTINUANCE REQUESTED**

M. Garrepy asked to continue the case until the 26th of January.

MOTION: To continue the Public Hearing on Case #15-10-01 until January 26th at 7:00 PM, at the request of the applicant.

MOTION: A. Tonry

SECOND: M. Kasprzak

UNANIMOUS

MINUTES OF PRIOR MEETING: November 17, 2015

MOTION: To accept the minutes of November 17, 2015 as amended to eliminate two redundant words.

MOTION: T. Santora

SECOND: A. Tonry

6 IN FAVOR; ONE ABSTENTION; PASSED.

OTHER BUSINESS

2016 PLANNING AND ZONING BOARDS MEETING DATES AND APPLICATION DEADLINES

The Board discussed the schedule of deadlines for 2016 and agreed that the December meeting should be held on the 27th of December, moving deadlines to December 5th and 19th.

COMMUNICATIONS TO BOARD MEMBERS

MASTER PLAN CONTRACT

C. Brown said that she had signed the contract with the Rockingham Planning Commission for work on the remainder of the Master Plan. This will allow payment to be made from the 2015 budget.

The contract will go before the Selectmen tomorrow night for final approval.

RCCD NEWSLETTER

C. Brown said she had received a newsletter from the RCCD, which she will leave with the Secretary in case anyone would like to borrow it.

SEMINAR ATTENDANCE

C. Brown requested that anyone who had attended a seminar during 2015 give the information to her for her annual report.

ADJOURNMENT

MOTION: To adjourn at 8:56 PM

MOTION: A. Tonry

SECOND: M. Kasprzak

UNANIMOUS