

Call to order: 7:00 pm

Present: Todd Santora, Chairman; Charlyn Brown, Vice-Chairman; Lisa Brown-Kucharski, Shawn Hanson, Members; Andy Brubaker, Alternate; Glenn Coppelman, Circuit Rider Planner; Mark Sikorski, Building Inspector; Susan Ayer, Secretary

Absent: Greg Parish, Abigail Tonry, Members; Jim Ziolkowski, Selectmen's Representative
The Chairman named Alternate Andy Brubaker as a voting member for this meeting.

TIDES TO STORMS 2 – COASTAL ADAPTATION IMPLEMENTATION

Theresa Walker of the Rockingham Planning Commission addressed the Board about the Town's grant application to the RPC, which has been approved. The Town will receive \$6,000 in technical assistance for services, through September 2016, to "implement recommended strategies from the Tides to Storms Vulnerability Assessment." Ms. Walker had met earlier with Town officials to talk about next steps for the project.

T. Walker gave a brief overview of the Tides to Storms Vulnerability Assessment project and answered questions of the Board. She said that the assessment of projected sea-level rise and coastal storm surge flooding for individual towns prepared by the RPC were not predictions, but scenarios. She said that each town has different scenarios and needs, and the goal is community outreach and education. Hampton Falls is concentrating on upgrading its Building Code and Master Plan, and educating residents.

Certain areas of Hampton Falls are considered vulnerable over the long term (assessments are for the years 2050 and 2100); targeted neighborhood meetings or commercial vs. residential meetings were discussed. It was decided to hold one meeting of all interested residents in July. T. Walker will work with the Secretary and Town Administrator to set a date and also to have information included in the July/August Town newsletter.

T. Walker will draft an agenda for the meeting. She will also work with Glenn Greenwood of the RPC on Town Master Plan chapters that should include response to climate change.

CASE #16-05-01 – Application from Channing and Ann Reis for Final Public Hearing for a Conditional Use Permit for construction of an accessory apartment in an existing garage, on property located at 31 Old Stage Road, Map 5, Lot 51-6.

Anne Bialobrzkeski of Stockton Services, the Septic Designer for the project, spoke on behalf of Channing and Ann Reis, who were both present. The dwelling is planned as living space for family members.

The septic design has already been approved and signed by Michael Cuomo of the Rockingham County Conservation District (RCCD). It is a new system to service both the main dwelling and the accessory dwelling, replacing the existing system; there will be a common leach field with separate tanks.

In response to questions about the second level of the accessory dwelling unit, the applicants referenced a letter from the Architect Designer, Paul Fowler of adaptDESIGN. Mr. Fowler clarified that there will be a mezzanine level office above the living area, accessed by a spiral stair. The total square footage of both levels will be 644 square feet.

The Board and A. Bialobrzkeski reviewed the memorandum of G. Coppelman point by point. Item #3 asks about the water source for the new dwelling, as none is shown on the plan. The

applicants said that the well that serves the house will be also supply water to the accessory dwelling, and that there is a current line running to the existing garage. A. Bialobrzewski will address this more specifically with the Building Inspector. The applicants said that if testing needs to be done, supporting the extra gallons used, they will do that; they were told the well is deep, and the pump was replaced 5 years ago.

There are two spaces in an apron in front of the 2-car garage that will provide parking for the dwelling unit.

Item #5 asks for explanation of the note on the plan, to “grade to preserve vehicle access to rear of lot.” The applicants explained that they may wish to put a shed on the property in the future, and talked to the architect about whether a truck could get into the area to place it.

The Building Inspector’s case review was read by the Chairman. M. Sikorski has no issues with the plan.

T. Santora advised the Channings that the State has changed its minimum square footage for accessory dwelling units and that the Town will be changing its Zoning Ordinance to comply with the new minimum of 750 square feet. This will be placed on the 2017 Town Warrant and voted on, and the change will not be in effect until June of 2017. A. Channing said that she was aware of this and had it in mind when designing the project. She said that if future space limits are allowed, a screened-in porch may be added.

The Chairman then read through Zoning Ordinance Article III Section 7.2.1.1 through 7.2.1.10, finding the project in compliance with all.

PUBLIC COMMENT

Tim Samway, Old Stage Road, said that he felt the project was a great addition that conforms to the neighborhood.

The meeting was closed to the public.

MOTION: To accept the jurisdiction of the application as complete.

MOTION: C. Brown

SECOND: S. Hanson

UNANIMOUS

MOTION: To approve a Conditional Use Permit for property located at 31 Old Stage Road, Map 5, Lot 51-6, as submitted and proposed, as the project meets all conditions of Article III, Section.7.2.1.1 through 7.2.1.10.

MOTION: S. Hanson

SECOND: L. Brown-Kucharski

UNANIMOUS

OTHER BUSINESS

OUTDOOR RECREATION FACILITIES

The Building Inspector asked the Board to review the definition of “Outdoor Recreation Facility” in the Zoning Ordinance, as he has a resident complaint about an outdoor hockey rink located in the residential zone.

During a lengthy discussion, it was agreed that the definition as it stands was not intended to cover home uses, but public facilities. M. Sikorski said the reason he is addressing the Board is that the definition makes enforcement difficult.

C. Brown said that this points out a weakness in the Ordinance that needs to be addressed. She suggested a separate definition for residences that include outdoor recreation facilities.

The merits of one definition vs. two were discussed.

G. Coppelman was asked to prepare amended wording to the definition, which would include the word "commercial." A public hearing will be set in the fall to consider the amendment.

It was suggested to the Building Inspector that he inform the complainant that the definition was not intended to pertain to homeowners.

CAPITAL IMPROVEMENT PROGRAM

S. Hanson asked about issues brought before the CIP, as an example, solar panels for the Public Safety Building. He said he was unclear about whether the CIP is responsible for initiating such requests.

C. Brown said that each department or committee brings its requests to the CIP, which reviews and recommends the requests to the Selectmen. She said the CIP does not initiate spending, but prioritizes money to be spent in a given year.

C. Brown said that Capital Improvement Program is found in RSA 674:5.

AVESTA HOUSING – LIGHTING FIXTURES

G. Coppelman told the Board he had been contacted by Avesta regarding a proposed change in the lighting fixtures at the project on Brown Road. They sent revised data sheets on lighting fixtures and want to know if they can just swap them, or if they need to come back in for Planning Board approval.

After some discussion, T. Santora said Avesta would not need to come back before the Board since they are not adding lights and the appearance will be much the same. However, he asked that a letter be written describing the change and also stating that the lighting plan has not changed. G. Coppelman will ask Avesta to put this in writing and the Board will review it at the June meeting, then add it to the file if approved. Detail sheets on the lighting are to be included.

COMMUNICATIONS TO BOARD MEMBERS

C. Brown pointed out the current issue of Great Bay Matters, which has an article about canoeing and kayaking on the seven tidal rivers that make up the Great Bay estuary. She gave it to the Secretary for Board members to borrow.

REVIEW AND APPROVAL OF PRIOR MEETING MINUTES – April 26, 2016

As a quorum of members present at the April 26 meeting were not at this meeting to vote, approval of the April 26 meeting minutes was tabled until the June 28 meeting.

ADJOURNMENT

MOTION: To adjourn at 9:00

MOTION: L. Brown Kucharski

SECOND: S. Hanson

UNANIMOUS

