

**TOWN OF HAMPTON FALLS**

**PRESENT:** F. J. Ferreira, Jr., Chairman; S. C. Volpone, Jr., T. C. Tocci, Selectmen;  
E. N. Small, Town Administrator; L. A. Ruest, Administrative Assistant

• **OLD BUSINESS**

**REVIEW AND APPROVAL OF PREVIOUS MINUTES:**

**MOTION:** To accept the minutes of the April 19 meeting as written.

**MOTION:** S. C. VOLPONE, JR.

**SECOND:** T. C. TOCCI

**UNANIMOUS**

**FINANCIAL REPORTS-GENERAL FUND BALANCE - \$66,200**

**THANK YOU TO RT. 1 BUSINESSES – BUILDING AND SITE IMPROVEMENTS:** The Board signed a letter to Seacoast Bargains.

**NEW “ACTION ITEMS” FORMAT FOR THE WORKING COPY OF THE SELECTMEN’S MINUTES:** E. N. Small presented two versions of maintaining record of items needing action. The Board indicated that it approved of whichever format works best for E. N. Small.

**APPOINTMENTS TO THE MUNICIPAL RECORDS COMMITTEE:** E. N. Small informed the Board of the membership of this committee. He suggested that he be appointed to represent the Selectmen and that L. A. Ruest be appointed to represent the Assessor.

**MOTION:** To appoint E. N. Small and L. A. Ruest to the Municipal Records Board.

**MOTION:** T. C. TOCCI

**SECOND:** S. C. VOLPONE, JR.

**UNANIMOUS**

**SCOTT BLOOD CASE- EXETER DISTRICT COURT – COMPLAINTS OF TRAILER AND BUSINESS:** E. N. Small spoke with Attorney J. Ryan and was unable to identify a date when this court hearing will take place. A complaint has been received from a neighboring subdivision in Seabrook that Mr. Blood appears to be operating a business from his residence. The mobile home remains on site.

**TRUSTEES OF THE WEST VIEW CEMETERY – DECISION BY OCTOBER 1:** The Trustees plan to make a decision on giving this cemetery to the Town by October 1.

**MUNICIPAL RESOURCES CONTRACT – SIGNATURES NEEDED ON PAGE 3:** This document was signed in one of the two required sections of the contract. The Board signed the page missed last meeting.

**ACCESSORY DWELLING UNITS IN HAMPTON FALLS AND THE LOT COVERAGE REQUIREMENTS:** Discussion has been held regarding these two sections of the zoning ordinance. E. N. Small has spoken with Interim Building Inspector Bill Cote and requested that he review problems identified in Town in order to get a handle on the issue.

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A procedure for code violations (steps to be taken) is also being reviewed. It is suggested that once a report of code violation is received that a file be started within the administrative offices, passing the matter to the Building Inspector/Code Enforcement Officer for handling.

A code violation was identified today where a property owner is having an in-ground pool installed. A portion of the pool falls within the sideline setback. Bill Cote stopped work on this project today. Another violation regarding a real estate sign will also be addressed by Bill Cote on Friday. Complaints have also been received by email of which will be forwarded to the BI/CEO.

**CONSERVATION EASEMENT NEGOTIATIONS:**

**OTHER**

**• NEW BUSINESS**

**2005 TOTAL EQUALIZED VALUATION - \$447,492,593** as provided by the Department of Revenue Administration.

**2006 TOTAL ASSESSED PROPERTY - \$369,441,300:** The Assessor has added approximately \$14,000,000 to the assessed value.

**DEPT. OF TRANSPORTATION'S BIENNIAL INSPECTION OF SANBORN ROAD BRIDGE – TAYLOR RIVER:** E. N. Small provided a copy of this inspection report to the Board. He noted that the inspection took place before the upgrade work was done.

**NEXT SELECTMEN'S MEETING – WEDNESDAY, MAY 17, 2006, 6:30 P.M., TOWN HALL**

**MOTION TO GO INTO NONPUBLIC SESSION  
AT 6:47 PM TO DISCUSS PERSONNEL,  
LAND ACQUISITION**

**MOTION: T. C. TOCCI  
SECOND: S. C. VOLPONE, JR.  
UNANIMOUS**

**MOTION TO SEAL THE MINUTES OF THE  
NONPUBLIC SESSION AND RESUME AT 7:04 PM**

**MOTION: S. C. VOLPONE, JR.  
SECOND: T. C. TOCCI  
UNANIMOUS**

**DECISION TO ACCEPT GRANT AND PURCHASE THE 14-ACRE PARCEL END OF  
MARSH LANE, MAP 9, LOT 9:**

Conservation Commission Members T. Beattie, K. Ayers, D. Gandt and L. Smith were present. Dave Murphy of the NH Coastal Program was also present.

Chairman Ferreira opened discussion. T. Beattie provided a written synopsis of important points, to include ecological, habitat, recreation and education, to the Board.

D. Murphy explained how the grant process works as well as how money is allocated to the program and what it is used for. He stated that should the Board not accept this grant, it would be awarded to the next

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project on the list. He added that he walked the site and sees value in acquiring and protecting this parcel from a conservation and preservation aspect. The grant will not begin until July 1.

L. Smith stated that recent review of Chapter 12, Water Resources, of the Master Plan, at the Planning Board level identified the importance to preserving the area of the Taylor River and supported this purchase.

L. Knowles, resident of Marsh Lane, indicated he has no qualms regarding this area remaining undeveloped, however, indicated that access for kayaks is difficult and that the area would need to be cleared of felled trees in order to place trails. He expressed concern of placing a parking area that will attract unfavorable activity and questioned who would monitor the area. Discussion took place with respect to obtaining other parcels along the river.

S. C. Volpone provided a written paper on his position of opposition. His concern remains the price and ultimate cost in lost revenue. K. Ayers stated she understood these concerns, however, feels the habitat is important for the future and that there needs to be an effort toward vision for the future.

T. C. Tocci stated he is newly elected to the Board and although he has read information relating to this issue, he is not entirely aware of the history of the matter between the Selectmen and Conservation Commission. He added, however, that when a project like this is presented to the Board that it should be clear; with established rapport, knowing the goals of both the Board and Commission. He noted his disappointment of being at this point at this time. He noted other concerns, however, is in favor of this project and added that it would be a step toward the protection of the shoreline as recommended in Master Plan Chapter 12.

F. J. Ferreira stated he appreciates the efforts made toward this project, however, finds it difficult to support and is not in favor of the purchase.

**MOTION:** To accept the Conservation Commission plan as presented.

**MOTION:** T. C. TOCCI

**SECOND:** F. J. FERREIRA, JR.

No further discussion was heard.

**VOTE:** 1 IN FAVOR, 2 OPPOSED, DOES NOT PASS

**CONSERVATION COMMISSION FUNDS:** E. N. Small reported that he has made arrangements for investment as discussed. He informed the Conservation Commission members present that talks have been held with the owner of the property abutting Whittier Pond to obtain an easement. The Assessor has prepared an estimate of \$10,000. The Selectmen have asked that E. N. Small, J. M. Lord and one Conservation Commission member approach the owner. L. Smith volunteered on behalf of the Commission.

**CONSERVATION EASEMENT NEGOTIATIONS:** E. N. Small reported that Tracy Degan of the Rockingham County Conservation District prepared a letter for signature of the Chairman. This letter is seeking a grant toward the purchase of an easement on the Dilmore property.

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T. Beattie provided history on the efforts of the Conservation Commission to date. Concern was expressed by the Board that they are in the same position as the Marsh Lane matter. Members of the Selectmen requested arrangements be made to walk the Dilmore site. S. C. Volpone indicated it would be helpful to have an overview of the Dilmore and Biggi parcels. As a separate matter, it was reported that a meeting is scheduled for Friday morning with M. Currier, P. Biggi, and members of the Conservation Commission.

**MOTION:** To authorize the Chairman to endorse the letter prepared by T. Degnan of the RCCD on behalf of the Dilmore project.

**MOTION:** S. C. VOLPONE, JR.  
**SECOND:** T. C. TOCCI

**MOTION TO ADJOURN AT 8:26 PM**

**MOTION:** T. C. TOCCI  
**SECOND:** S. C. VOLPONE, JR.  
**UNANIMOUS**

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