

PUBLIC HEARING AND BUSINESS MEETING

- A. CALL TO ORDER:** C. Brown called the meeting to order at 7:00 p.m.
- B. ROLL CALL:** C. Brown, Chairperson; L. Smith, Vice Chairperson; R. McDermott, D. Mitchell, B. Mutrie, A. Tonry, Members; T. Tocci, Selectmen's Representative; M. Garavaglia, Alternate Member; D. West, Circuit Rider Planner; K. Kelley, Building Inspector; Lori Ruest, Secretary

C. PUBLIC HEARINGS

- 1. Case #06-10-01:** Application from **Seacoast Academy** for a Home Occupation Permit (Level II) to conduct services for a middle school start-up year operations – recruiting students and faculty and administrative work at property located at 356 Exeter Road (Map 6, Lot 22).

Rich Davis, Trustee and Melissa Solomon, Trustee, were present on behalf of Seacoast Academy. D. Mitchell stepped down from the Board. M. Garavaglia was designated a voting member. A review of the application and requirements for Level II Home Occupation, as well as the report received from K. Kelley, took place at this time. Issues at hand include the septic system, electrical and life safety requirements. R. Davis reported that work is being done by a septic designer to submit a shelf plan to the State. Another option is to connect to the septic system that services the former auction gallery building.

K. Kelley reported that he and Fire Chief J. M. Lord inspected the building and identified areas of concern with regard to electrical and life safety requirements. K. Kelley is waiting to hear from the applicant's engineer with respect to the classification of living versus office areas. Once approval is granted, a final inspection will be conducted to ensure requirements have been met.

L. Smith inquired as to signage. R. Davis stated no signage is planned, noting that the Liberty Farm sign is adequate for use as a landmark. He also stated that the number of persons residing in the home might include up to four. Hearing no further questions of the Board, discussion was opened to abutters and members of the public. No comments or questions were heard. C. Brown closed the public hearing.

It was noted for the record that approval of the Level II Home Occupation Permit in no way approves the use of the property for a school. R. Davis stated he understood.

MOTION: To approve the application from **Seacoast Academy** for a Home Occupation Permit (Level II) to conduct services for a middle school start-up year operations – recruiting students and faculty and administrative work at property located at 356 Exeter Road (Map 6, Lot 22) with the following conditions:

1. That the Chair be authorized to sign the permit in approval.
2. That the septic system meets the approval of the Building Inspector.
3. That any and all applicable codes pertaining to electric and life safety requirements noted by the Building Inspector and Fire Chief are to be met.

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MOTION: L. SMITH
SECOND: R. MCDERMOTT
UNANIMOUS

D. Mitchell resumed his seat on the Board.

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES

Referring to the bottom of page three, condition #19 of the Chareth approval, L. Smith revised the wording to read "That a set of professional engineered *sprinkler system* drawings will be approved/stamped by a Fire Protection Engineer and submitted to the Fire Department for approval prior to the start of installation."

Referring to page five, second paragraph, M. Garavaglia revised the last sentence to read "The NH Housing *Finance* Authority would be willing to take on the job on the condition the Town ~~uses their ordinance~~ *adopt their criteria for affordability.*"

MOTION: To approve the minutes of the September meeting as amended.

MOTION: L. SMITH
SECOND: T. TOCCI
UNANIMOUS

E. OTHER BUSINESS

1. **2007 Planning Board Schedule:** L. Ruest referred the Board members to the proposed meeting schedule for 2007 and asked that each member review this schedule with their calendar for discussion at the next meeting. She noted that the deadline dates have been changed from past schedules in order to assist with the processing of applications.

2. **Certificates of Adoption:** Certificates of adoption were signed by Board members for amendments to Site Plan Review Regulations (Section 6.2.27 Architectural Review) and Subdivision Regulations (Section 1.6 of the Schedule of Fees). These will be forwarded to the Town Clerk and Office of Energy and Planning.

3. **Draft Ordinance – Aquifer Protection District (Article III, Section 13):** The Board reviewed amended sections of this draft ordinance as prepared by Planning Board Counsel, Mark Beliveau.

MOTION: To bring this draft ordinance forward to public hearing at the November meeting.

MOTION: L. SMITH
SECOND: A. TONRY
UNANIMOUS

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4. **Proposed Zoning Change – Article III, Section 11.4.5 - Affordable Housing:** This proposed zoning change is being sent back to Committee for further study and was not addressed this meeting.

5. **Committee Reports:**

Capital Improvement Committee: Minutes of the September 19 meeting were provided to the Board. A presentation was made to the Committee on October 11 by the Fire Department regarding the need for a new fire truck. An updated spreadsheet for 2007-2012 was also provided.

Road Committee minutes of October 10 were provided to the Board. L. Smith noted that the Committee denied a request for waiver regarding the Weaver private road subdivision. Ms. Weaver was referred to the Planning Board regarding this matter. The Committee does not recommend waiving the posting of funds as there is a need to ensure the current driveway is built to Town specifications for private roads.

Ordinance and Regulations Review Committee minutes of September 25 and October 16 were provided to the Board.

F. COMMUNICATIONS TO BOARD MEMBERS

- Conditional Subdivision approval letter – Chareth.
- Copy of Road Committee letter to Mary Weaver regarding request for waiver of posting funds.
- Jones and Beach Engineers letter regarding Curbing in the Town Right of Way: C. Brown asked Board members to keep this document on file for reference if curbing arises as part of a future subdivision application.
- Portsmouth Herald Sunday news article entitled “Study: Southern NH Zoning Shuts Doors on Affordable Housing.”
- Fall 2006 edition of *The Source*.
- Revised Subdivision and Site Plan Review pages.
- D. West reported that the Rockingham Planning Commission is hiring a new planner. The newly hired person will likely take over the duties for Hampton Falls. D. West will be present at the November meeting.

G. ADJOURNMENT:

MOTION: To adjourn the meeting at 7:49 p.m.

MOTION: R. MCDERMOTT
SECOND: D. MITCHELL
UNANIMOUS