

**BOARD OF SELECTMEN
TOWN OF HAMPTON FALLS**

**MARCH 29, 2023 – 8:00 AM
TOWN HALL**

FINAL

PRESENT: Ed B. Beattie, Chairman; Lou Gargiulo, Vice Chairman; Mark R. Lane, Selectman;
Karen Anderson, Town Administrator; Rachel D. Webb, Assistant Administrator

Chairman Beattie called the Board of Selectmen's meeting to order, at 8:04 AM.

INTENT TO CUT: K. Anderson reported an *Intent to Cut* application for **1 Mill Lane (Map 1, Lot 18-1)** was filed with the Town on March 16, 2023, for one house lot. The proposed cut size is 2.5-acres on a 24.64-acre parcel. The purpose of the clearing is for a building lot. K. Anderson stated that the entire property is currently in *Current Use* and the approval of the *Intent to Cut* application will require the parcel to have a Land Use Change Tax issued for the 2.5-acre portion, which the Assessor will process.

M. Lane asked if the Board of Selectmen can deny an *Intent to Cut*? The Board of Selectmen and K. Anderson responded that the Town is obligated to sign and then the State will process. The State denied a recent application for property located near the corner of Kensington and Stard Roads because there were too many wetlands on the property and the State determined that it would not be safe to access equipment in and out to do the proposed work.

MOTION: To approve the *Intent to Cut* application for 1 Mill Lane (Map 1, Lot 18-1).

MOTION: L. GARGIULO

SECOND: M. LANE

UNANIMOUS

DEPARTMENT OF SAFETY GRANT: K. Anderson described that this is the grant that was approved through the Town Meeting vote for the Police Department cameras and server. She stated that a vote by the Selectmen is required to sign the grant agreement and to further authorize the Town Administrator to sign all the grant paperwork for the grant.

MOTION: To sign the grant agreement for the Department of Safety Grant in the amount of \$14,081.00 and further to authorize the Town Administrator to sign all the paperwork for the grant.

MOTION: L. GARGIULO

SECOND: M. LANE

UNANIMOUS

OTHER BUSINESS:

1) **5 Kensington Road, Subdivision:** Chairman Beattie summarized the Planning Board meeting from last night, regarding the three-(3)-lot proposed subdivision for 5 Kensington Road, with a proposed small community well. There was discussion about the terminology and State definitions of the size of well, which will need to be ironed out with the State in order to gain approval. In addition to the shared well, there will also be a shared driveway for two of the three houses, so there will need to be good documentation for the benefit of future owners (for follow-up) regarding shared ownership and shared maintenance agreements recorded as legal documents. L. Gargiulo said it may be better to establish the ownership as condominiums.

Chairman Beattie reviewed that there are many aspects to the proposed subdivision, in terms of the wellhead, and wetlands, with some details addressing the residual negative aspects of the site as a former farm. He stated that some Planning Board members took issue with the fact that the

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proposed subdivision is 100% residential, and it is not a proposed commercial use, nor a proposal for a mixed-use project, as was intended by the zoning change of 2014.

2) **Signage at LAS:** Chairman Beattie stated that the new electronic message sign at the LAS school was a topic on the Planning Board's agenda last night. He said that he indicated to the Planning Board that the Selectmen were going to speak with the School about this issue. The difficult part of the scenario is that the School Department does not need to obtain (sign) permit approvals from the Town, as Schools are exempt from zoning requirements. Chairman Beattie continued that Mark Sikorski, Building Inspector, reported at the Planning Board meeting last night that he spoke with the owner of the historic Governor Weare House across the street from the sign, who is not pleased. M. Lane stated that he will speak with Jason Farias of the LAS School Board about the sign issue. Chairman Beattie said that he felt it was important to follow-up on this issue, as there are many people who have voiced their concerns about the new sign to him and the other two Selectmen agreed.

3) **Ornamental Gate at former Blue Chip Farm / existing Cider Hill subdivision:** Chairman Beattie described that there is a historic, ornamental gate located on Drinkwater Road at the site of the former Blue Chip Farm, now Cider Hill subdivision, that has fallen into disrepair. When Tracy Healey-Beattie was on the Planning Board she recalled the approval for the Cider Hill subdivision included provision for "the gate to be repaired and retained in the (stone) wall". M. Sikorski researched the Planning Board approval from 1997, but the approval did not specify who might be responsible for maintaining the gate, nor at what frequency. The result of the discussion was that M. Sikorski, together with E. Beattie offered to reconstruct the gate. The funds for materials could be funded from the Frying Pan Lane fund. Chairman Beattie noted that the hardware on the gate is historic iron hardware that will be used. There was a consensus that the bill for materials be submitted for funding from the Frying Pan Lane fund (as a historic purpose), and to move ahead with reconstruction and restoration of the ornamental gate.

NON-PUBLIC SESSION:

Motion to enter Nonpublic Session made by L. Gargiulo seconded by M. Lane.

Specific Statutory Reason cited as foundation for the nonpublic session:

*RSA 91-A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, **other than a member of this board**, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.*

Roll Call vote to enter nonpublic session:	E. Beattie, Chairman	YES
	L. Gargiulo, Vice-Chairman	YES
	M. Lane, Selectman	YES

Motion: PASSED

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Selectmen Present: E.B. Beattie, Chair; L. Gargiulo, Vice-Chair; M. Lane, Selectman
Other persons present during nonpublic session, Non-voting: Karen Anderson, Town Administrator.

Entered nonpublic session at 8:20 AM.

General description of matters discussed and final decisions made: L. Gargiulo brought a personnel matter, that was brought to his attention, to the Board of Selectmen and it was resolved.

Motion to leave nonpublic session and return to public session by L. Gargiulo, seconded by M. Lane.

Motion: PASSED

Public session reconvened at 8:44 AM.

ADJOURNMENT:

MOTION: To adjourn the meeting at 8:45 am.

MOTION: L. GARGIULO

SECOND: M. LANE

VOTE: UNANIMOUS

Next Selectmen's Meeting is Wednesday, April 5, 2023, at 6:00 PM.
Minutes prepared by Rachel Webb, Assistant Administrator.