

ZONING BOARD OF ADJUSTMENT	SEPTEMBER 26, 2019- 7PM
TOWN OF HAMPTON FALLS	TOWN HALL

DRAFT

CALL TO ORDER: Vice Chairman Steve Bryant called the meeting to order at 7:02PM.

ROLL CALL: Steve Bryant, Vice Chairman; Mark Call, Larry Job, Members; Patricia Young, Alternate Member.

Not Present: John DeLeire, Chairman; Scott Almeda, Member; Alex Dittami, Alternate Member.

Non-Voting: Mark Sikorski, Building Inspector.

Vice Chairman Bryant explained that although there is a quorum present, the applicants have the option of continuing their applications until a full Board is present. He noted that any decision would need to be a majority vote, which would be three votes. Vice Chairman Bryant listed the names of the voting members for tonight's meeting which includes himself, members Mark Call and Larry Job, and Alternate Member Patricia Young.

PUBLIC HEARINGS:

#19-05: Application from **Gregory & Kathryn Kouloheras** for a variance to the terms of Article III, Section 13.5.6 and asks that said terms be waived to permit a septic system to have less than a 5,000 sf reserve area per 7.1.1.1 for property located at 6 Woodlawn Avenue (Map 7, Lot 17).

Applicant Gregory Kouloheras was present and agreed to move forward with his application tonight. Vernon Dingman was also present; he is a state-certified septic system designer and engineer for Applicant Kouloheras' property. V. Dingman speaks to the five criteria for granting a variance as provided in the application and describes the proposed septic system, entitled the Clean Solution™ system. This system is an alternative septic system that has less dispersal of liquid due to an additional underground air-treatment chamber, therefore utilizing a smaller than average leach field (roughly 400 sf as described in the application). Maintenance is only required approximately every 2 to 3 years depending upon system use, and is done directly by the Clean Solutions company. V. Dingman confirms that that the applicant will be utilizing the existing septic system located on the property by adding an additional treatment tank to it, and that the Clean Solution™ system is approved in the state of New Hampshire.

After further discussion between Board Members, Vice Chairman Bryant opened the public hearing to comments and questions from abutters and members of the public. There was no abutter present or public comment, so Vice Chairman Bryant closed the public hearing.

MOTION: To approve the application from **Gregory & Kathryn Kouloheras** for a variance to the terms of Article III, Section 13.5.6 and asks that said terms be waived to permit a septic system to have less than a 5,000 sf reserve area per 7.1.1.1 for property located at 6 Woodlawn Avenue (Map 7, Lot 17) for reasons as outlined in the five criteria as detailed in Case #19-05 Kouloheras' application.

MOTION: S. BRYANT

SECOND: L. JOB

UNANIMOUS

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: 8/22/19:

MOTION: To approve the meeting minutes from the 8/22/19 meeting as written.

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MOTION: L. JOB

SECOND: S. BRYANT

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OTHER BUSINESS: 2019 Land Use Law Conference: Vice Chairman Bryant confirms that Board Members have reviewed the Fall 2019 Land Use Conference Schedule as provided in their packets. He recommends the session entitled, "ZBA Decision Making Process". Sessions are funded by the town and if any Board Members are interested in attending they can contact Karen Anderson, ZBA Secretary.

COMMUNICATIONS TO BOARD MEMBERS: No communications were heard at this time.

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:35PM.

MOTION: S. BRYANT

SECOND: M. CALL

UNANIMOUS

The next meeting of the Zoning Board of Adjustment is scheduled for Thursday, October 24, 2019