

Draft Minutes, Non-Public Session I, December 8, 2020

North Hampton Town Hall

Town Hall: Lisa Wilson, Chair

Members Present via Zoom: Kathy Grant, Vice-Chair; Phil Thayer, Andy Vorkink, Lauri Etela, Audrey Prior, Dave Ciccalone.

The chair called for a motion to enter into a Non-Public Session pursuant to *RSA 91-A:3, II(d) for the consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. A motion to enter into non-public session was made by Phil Thayer, duly seconded by Frank Arcidiacono. Roll call vote to enter into non-public session: Lisa Wilson, Yes; Kathy Grant, Yes; Andy Vorkink, Yes; Frank Arcidiacono, Yes; Lauri Etela, Yes; Phil Thayer, Yes; Audrey Prior. The Motion Passed.*

The Commission entered into Non-Public Session at approximately 7:27 p.m.

The Commission continued discussion of the proposed Nordstrom donation of approximately 37 acres of conservation land located on Map 17, Lot 71. The Commission discussed the estimates it received from two engineering firms to process the process the subdivision of Tax Map 17, Lot 71 into two lots, 37 acres of which will be donated for conservation, and a 2.6 acres buildable lot to be retained by the owner.

The Commission reviewed proposals from two engineering firms including the proposal from TF Moran, the surveying firm previously hired by Mr. Nordstrom to conduct wetlands delineations and obtain septic system test pit data. TF Moran, confirmed that the test pit data was certified.

The Commission considered several factors during its discussions. There were substantial differences in estimated costs in part because one of the firms would have to repeat some of the work already completed by TF Moran because it would not be able to certify work completed by another firm. The Commission discussed significant cost savings by engaging TF Moran, cost savings attributable to work the firm had already done in the past on the existing lot to include meets and bounds that are in place from survey work for the prior subdivision of the original lot. In addition TF Moran committed to complete the work within a shorter timeframe in part due to work previously performed. The Commission discussed how this shorter timeframe fit with upcoming board meetings in town and the parcel owner's financial needs.

TF Moran Scope of Services:

Phase 1: Variance Application for Zoning Board of Adjustment

Phase 2: Subdivision Application and Conditional Use Permit Application for the Planning Board: State Wetlands Dredge and Fill Permit & Subdivision Application

Phase 3: Request for Appointment with the Select Board

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To complete the above phases to be completed by TF Moran:

Task I: Property research regarding zoning regulations, current history/deeds, and plans at Rockingham County Registry of Deeds.

Task II: Field survey to locate topography with the upland area of the proposed developable lot and the area where the new driveway is proposed.

Task III: Process survey data and general contours at two-foot intervals.

Task IV: Draft a Variance Plan * showing the proposed conditions and assemble a Variance Application.

Task V: Draft a Subdivision Plan showing the proposed lots and assemble a Subdivision Application.

Task VI: Draft a Conditional Use Permit Plan showing the proposed driveway and wetland crossing to and assemble a Conditional Use Permit Application submittal package.

Task VII: Prepare a NHDES Wetlands Dredge and Fill Permit application and submittal package. * *

Task VIII: Prepare a NHDES Subdivision Application and submittal package.

* The Subdivision Plan is based on the Planning Board granting full or partial waivers from the following sections of the Town of North Hampton Subdivision Regulations: Section VIII B.11, B.15, B.16, B.22; D.3 & Section IX D.

* * Assumes a standard permit. If peatlands, or any other priority resource area is prevalent, a standard major permit may be required which will require a contact amendment.

A motion was made by Lisa Wilson, duly seconded by Lauri Etela to authorize the chair to sign the contract with T.F Moran to process the subdivision of Tax Map 17, Lot 71 into two lots, 37 acres of which will be donated for conservation, and a 2.6 acres buildable lot to be retained by the owner. The Commission authorized expenditures up to \$20,000 to engage TF Moran to perform work as described above and an additional \$5000 for legal services for a total of \$25,000. Roll call vote: Lisa Wilson, Yes; Kathy Grant, Yes; Andy Vorkink, Yes; Frank Arcidiacono, Yes; Lauri Etela, Yes; Phil Thayer, Yes; Audrey Prior. The Motion Passed.

At approximately 8:10 p.m. a motion to leave Non-Public Session I was made by Lisa Wilson, duly seconded by Frank Arcidiacono. Roll call vote to leave Non-Public Session: Lisa Wilson, Yes; Kathy Grant, Yes; Andy Vorkink, Yes; Lauri Etela, Yes; Phil Thayer, Yes; Audrey Prior, Yes; Frank Arcidiacono, Yes. The Motion Passed.

Public Session reconvened following Non-Public Session II at approximately 8:45 p.m.

The minutes for Non-Public Session I were prepared by Lisa Wilson, Chair, North Hampton Conservation Commission.

“These minutes were prepared within five (5) business days as required by NH RSA 91-A:2, II. They will not be finalized until approved by the majority vote by the Commission.