

DRAFT

PRESENT (Voting Members): Todd Santora, Chairman; Abigail Tonry, Member;

PRESENT (Non-Voting): Mark Sikorski, Building Inspector; Glen Coppelman, RPC Circuit Rider Planner

ABSENT: Edward Beattie, Selectmen's Representative; Eric Cimon, Vice-Chairman; Will Lojek, Alternate

Since a quorum was not present, voting did not occur. Members Abigail Tonry and Todd Santora discussed the four (4) amendments that need to be approved by the Planning Board for a Public Hearing. They are the following:

- Public Hearing and notice procedures for Scenic Roads
- Hazardous Materials definitions
- Non-Conforming Use definitions
- Elderly, Multi-Family and Multi-Family Workforce Dwelling Unit definitions

All four amendments were approved earlier in the year and will be discussed at the Planning Board meeting on 10/25/2022 at 7PM with a goal to bring all four items to Public Hearing at the 11/15/2022 Planning Board meeting.

Additional discussion took place regarding a memo brought forth by Glenn Coppelman regarding recent changes to NH Law. Specifically, that Section 72, HB 1661 states that a municipality cannot offer greater incentives (such as increased density, reduced lot size, etc) to elderly housing than it does for Workforce Housing. Working directly with Land Use attorney Cordell Johnston, Glenn identified two areas where the Town is in violation. In section 11.4.1 of the Hampton Falls Zoning Ordinance, the Multi-Family District overlay has a minimum of 8-acres, whereas Elderly Multi-Family has a minimum of 3-acres. Similarly, our ordinances (11.5.3 & 11.5.4) indicates multi-family housing has a maximum of 12-bedrooms, but a maximum of 24-bedrooms for Elderly Multi-Family housing.

Glenn's recommendation was to amend the minimum lot size to 8-acres for both overlay districts, and that the maximum number of bedrooms in both overlay districts should be 24-bedrooms. This would satisfy the new state requirements. If the Town does not enact these changes, as of 7/1/2023 the new State statute would override the Town's Zoning Ordinance.

Discussion took place on this topic regarding changes to 3-acres versus 8-acres, or perhaps somewhere in between. Discussion also took place regarding the current zoning definition of "workforce housing" and how it implies that workforce housing is the same as "multi-family housing".

NEXT ORDINANCES & REGULATIONS MEETING SCHEDULED

Tuesday, November 15, 2022, at 6:00 PM.

These minutes prepared by Todd Santora, PB/Ords & Regs Chair, Town of Hampton Falls, NH.