

PLANNING BOARD	March 26, 2024, 7:00 PM
TOWN OF HAMPTON FALLS	TOWN HALL

FINAL

**F. REVIEW AND APPROVAL OF PREVIOUS PLANNING BOARD MEETING**

**MINUTES:** February 27, 2024.

**MOTION:** To approve the minutes of the Planning Board's Meeting from February 27, 2024, as written.

**MOTION:** L. BROWN-KUCHARSKI

**SECOND:** A. TONRY

**VOTE:** YES=5, NO=0; ABSTENSION=1; MOTION PASSES

**G. ORDINANCE AND REGULATIONS (Ords & Regs) COMMITTEE MEETING**

Chairman Santora stated that he wanted to collect topics of interest from Planning Board members for the Ords & Regs committee to work on during the year. He stated that there will be an Ords & Regs meeting next month at 6:00 PM on the same night before the Planning Board meeting April 23, 2024. He would like to prioritize the topics raised tonight and then get started next month.

Topics raised by Planning Board members included:

- 1) L. Brown Kucharski: no camping on town-owned lands, ex. Raspberry Farm. She stated that someone from the state mentioned this once, as an easy "house-keeping" type of amendment to make that once adopted makes it easy for the Police to enforce.

E. Beattie asked the Building Inspector his opinion where there are "holes" in the Zoning Ordinance that he would like to fix.

- 2) M. Sikorski: ADUs (Accessory Dwelling Units- detached) 7.2.1, he wants an indication of how long the building needs to exist, to add a timestamp on how long the building needs to be there before an ADU can go in, so that permits are not issued back-to-back. G. Coppelman provided some context, that the state allows attached ADUs by right in residential zones (with conformance to certain specifications) within existing structures; and, a Town can also allow detached ADUs by option, which the voters of Hampton Falls approved. G. Coppelman continued that the intent was to allow the detached ADUs in structures that were already part of the original household such as barns and garages. Chairman Santora recalled that it came about because a property owner of a colonial house wanted to build a detached ranch-style house as a detached ADU on the property as a second unit, so that there would be two houses on one lot. M. Sikorski said that he receives inquiries on that subject fairly regularly where parents might want to build a small home out back for one of their adult children, but there is not enough frontage to subdivide off a separate lot.
- 3) Chairman Santora: ADUs (Accessory Dwelling Units-attached) minimum square footage is too small. He stated that several people have talked with him about wanting to move their parents in with them, but the problem is that the parents are downsizing from a much larger home and it is just too small to try to squeeze into 750 sqft (as limited by the zoning ordinance) so he was wondering if the specification could be examined to potentially change it up to 1,000 sqft or less and specify a maximum of two (2) bedrooms and one (1) bathroom. M. Sikorski said he has seen a floorplan that works is where the large family room is shared, and then the bedroom areas are on opposite ends of the house. He additionally stated that the 750 sqft does not include any storage space that may be underneath or above the unit, nor an additional garage bay. Chairman Santora

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mentioned that the people who raised this issue to him have all found alternate scenarios. M. Sikorski said that the ZBA has been gracious and not tightly held to the 750 sqft maximum. He said that if this idea went ahead, it may eliminate 30-40% of the applications that presently go to ZBA for this reason. He said there may be other ways to look at the issue if the footprint of the house is not proposed to be changed, that can be discussed at Ords & Regs.

M. Sikorski: Hawkers and Peddlers issues have arisen recently, although E. Beattie stated that those are a Selectmen's issue and not a zoning ordinance issue.

- 4) Chairman Santora: Short-term rentals (STRs) recently approved, does the Planning Board need to design the controls or requirements needed, such as Fire Inspection, Health inspection, etc. every 2, or 3, or 5 years. M. Sikorski suggested a checklist of requirements be created to maintain a STR, similar to the checklists in place for Home Occupations and Accessory Dwellings with a specified repetition of inspection.
- 5) Chairman Santora: add some controls to ensure Mixed Use Development in the Town Common District for new development.
- 6) Chairman Santora: look at the zoning requirement where eight (8) acres are required if three (3) or more housing units, in a mixed-use development may not make sense. He was thinking of ways to relook at the zoning ordinance to interest (re) development in the business districts. He said the 147 Lafayette Road property is an example of three buildings on a lot, where three uses could go in, but if it's 3 units or more then 8-acres would be required. A. Tonry said there is a difference when there is a single building with multiple uses or businesses within a single building that does not have that requirement.
- 7) M. Sikorski: wants to review the zoning district regulations and the Table of Uses to consider adding some verbiage, specifically where something is cited in the Table of Uses but is not backed up with a definition. He said that the Town really has not touched it since 2014.
- 8) A. Tonry: asked about Digital signs and if more definitions are necessary since the Warrant Article was approved.
- 9) A. Tonry asked about Trucks as signage and whether the Board's land use attorney advised the board to go ahead with that proposal or not, and Chairman Santora said that Atty Johnston said to go ahead.

Chairman Santora stated that the next steps with these identified areas of interest is for the Ords & Regs committee to prioritize them and to start working on them one by one throughout the year.

**H. ADJOURNMENT:**

**MOTION:** To adjourn the meeting at 8:10 pm.

**MOTION:** E. CIMON

**SECOND:** L. BROWN-KUCHARSKI

**UNANIMOUS**

**NEXT PLANNING BOARD MEETING SCHEDULED TUESDAY, April 23, 2024, at 7:00 PM.**

These minutes prepared by Rachel D. Webb, Assistant Administrator.