

Hampton Falls Planning Board

Ordinance & Regulations Review Committee

Dec 14, 2011

Minutes: FINAL

Meeting called to order at 7:35 am. Attendance: B.Mutrie, T.Franciosa, S.Volpone, D.Smith; C.Brown ; G.Parish

Minutes from Nov 17 meeting approved. Motion to approve by C.Brown and 2nd by A.Franciosa. Vote: 4-0

Livestock Ordinance:

Discussion of how best to handle livestock on house lots. The major concerns centered on smaller lots that would accommodate horses in a cramped area leading to complaints by abutters relating to manure storage close to lot lines and resulting nuisances such as flies and unpleasant odors. It was generally agreed that any livestock ordinance should address wells, set-backs, cleanliness and manure storage and/or disposal. Any ordinance would primarily draw from existing Best Management Practices and be simple in description.

Define Structures:

After a short discussion as what is and what is not a structure, it was agreed that our present definition is adequate and does not require further expansion or tweaking.

Commercial Zone/Village Area:

D.Smith presented committee with several maps showed possible areas for commercial development and an area for a downtown "village" zone. The commercial area discussed was the Bohm property located off Stard Rd and abutting the northern Seabrook line. This area would have convenient access to Rte95 from Stard Rd and would encompass an area of roughly 15 to 20 acres. The "village" zone would run along Rte1 from Whittier Pond north to the new fish market, and west to Rte95. Discussion followed about possibilities of what would fit in this area to make it an attractive end destination. Restaurants and pedestrian walkways were just a few of possibilities discussed. It was agreed that this subject merited much more discussion and should be an on-going project.

Next Meeting: Jan 11 at 7:30 am at Town Hall. Motion to Adjourn at 9:00 am by C.Brown, 2nd A.Franciosa. Voted 4-0.

Submitted by S.Volpone, secretary