

Hampton Falls Planning Board

Ordinance & Regulations Review Committee

April 4, 2012

Minutes: DRAFT

Meeting called to order at 7:35 am. Attendance: B.Mutrie, S.Volpone, D.Smith; A.Franciosa; A.Tonry; K.Kelly

Minutes from Feb 8 meeting approved. Motion to approve by B.Mutrie and 2nd by A.Franciosa. Vote 3-0.

Minutes from March 7 meeting approved. Motion to approve by A.Franciosa and 2nd by B.Mutrie. Vote 3-0.

Commercial Zone/Village Area:

Discussions continued from previous meetings re: various boundaries of village/downtown district [Old Town], a commercial district north of downtown and a light industrial district [Bohm property]. Items of discussion included: zoning relative to buffers, set-backs and lot size; scenarios by which water and sewer could be extended up Rt1 and west of Rt95; need for feasibility study; further clarification of wetlands and conservation lands.

There were further discussions on the importance of developing a relationship with Seabrook that would ultimately result in bringing water and sewer to commercial areas of Hampton Falls. It was generally agreed that any introduction of water and sewer into HF would most likely be gradual and need to be restricted to the Rt1 corridor. The committee was in agreement that development of "big box" stores should be restricted by any zoning changes.

D.Smith outlined a general scenario of how the committee/planning board might proceed. A vision of districts and their boundaries as defined by a town map showing affected properties, wetlands and boundary outlines would be presented to the full board for approval.

A meeting with selectmen would be scheduled to present vision and seek their support.

D.Smith would present the planning board with cost estimates for any necessary studies that would be required to proceed with a plan.

At some point both the school board and public comment would be solicited and reconciled with any plan.

Next Meeting: May 2 at 7:30 am at Town Hall. Motion to Adjourn at 8:55am by B.Mutrie; 2nd by A.Tonry. Voted 3-0.

Submitted by S.Volpone, secretary