Hampton Falls Planning Board

Ordinance & Regula ons Review Commi ee

March 21, 2013 Minutes: DRAFT

Mee ng called to order at 7:50am.

A endance: B.Mutrie, S.Volpone; A.Franciosa; D.Smith; M.Sikorski [building inspector].

Mo on to accept March 6 minutes by B.Mutrie; 2nd by A.Franciosa. Voted 3-0.

Community Planning Grant Program:

It was generally agreed that B1 district would largely concentrate on uses that would be less dependent on water and sewer due to unlikelihood that this service would be available in the foreseeable future. Also this district would be subject to periodic ooding concerns and possible water degrada on due to salt water in ltra on. Warehouses and larger edi ces that are less dependent on water concerns would work well in this district.

District B2 would best be developed to compliment Seabrook plans to develop their northern border with Hampton Falls along Rte. 1. Best to coordinate with Seabrook to create a seamless con nua on of their developments. Restaurants, retail and o ce/commercial space would seem to be likely candidates for this district.

The "Old Town Village" district would center around the town common and would strive to preserve the rural character that presently exists.

Future mee ngs will concentrate on de ning speci c uses and non-uses for the de ned districts.

To date only 4 people out of 106 have responded to invita on to a end March 23 focus group mee ng. Based on this turn-out it was decided this number was insu cient to conduct any meaningful mee ng. Mo on: due to lack of responses to focus group invita on it is decided to cancel 3/23 focus group mee ng; mo on by A.Franciosa; 2nd by S.Volpone. Voted 3-0.

Brief discussion on Merrill property development per Jack Fermery conceptual site plan. Plan envisioned separa ng exis ng buildings fron ng Rte 84 and developing back lands for "workforce/senior" type housing. Generally agreed that current wetlands and bu er constraints would make this kind of development highly unworkable. Using these backlands for a community center and/or athle c elds were more compa ble possible future uses.

Next mee ngs scheduled for April 5 and April 17 at 7:30am at Town Hall. Mo on to adjourn at 8:30am by A.Franciosa; 2nd S.Volpone. Voted to approve 3-0. Submi ed by S.Volpone, secretary