

Hampton Falls Planning Board Ordinance & Regulations Review Committee

August 28, 2013

Minutes: DRAFT

Meeting opened at 7:35am.

Attendance: B.Mutrie; A.Franciosa; S.Volpone; D.Smith; C.Brown; G.Parish; T.Santora; P.Stone[arr.8am]; J.Ramsey [SOMMA Studio's architect, arr. 8am]; J.Fermery [local architect, lv. 8am]

Motion to approve minutes from August 7, 2013 by C.Brown; 2nd by G.Parish. Voted 6-0.

Jack Fermery, a retired HF architect, made a presentation on how portions of the "Merrill Property" could be developed to the mutual benefit of the LAS school and the town. It would require some relaxations of current zoning regarding wetlands set-backs. Fermery pointed out that many of wetlands in question are man-made and could be substantially mitigated by improved drainage. In any case the current zoning restrictions make available properties unattractive to potential developers. The committee generally agreed that Fermery's proposal had merit and should be further pursued in discussions with the School Board.

Jennifer Ramsey of SOMMA Studio submitted the latest revision of the Design Guidelines for the Town Village District. Discussion followed relating to incorporated changes and new changes that should be made. The addition of more photos to illustrate elements of the guidelines was considered to be very helpful. With a minimum lot size of ¾ acre, it was agreed that buildings could have front and rear set-backs of 15 ft and side set-backs of zero. While the guidelines were not regulations, they should be considered an important component of the Site Plan Regs. It was agreed that the any wetlands ordinance should be submitted as a stand-alone warrant article.

Next meetings scheduled for 9/11 & 9/25 at 7:30am at Town Hall. Motion to adjourn at 9:45 am by C.Brown; 2nd by A.Franciosa. Voted 7-0. Submitted by S.Volpone, secretary