

**Hampton Falls Planning Board
Regulations and Ordinance Review Committee
Meeting Minutes September 25, 2013**

DRAFT

Planning Board Attendees: B. Mutrie, C. Brown, A. Franciosa, G. Parish and T. Santora. T. Santora, non-voting member. RPC Circuit Rider, Dylan Smith also in attendance. Absent: A. Tonry, S. Volpone, and P. Stone.

The committee convened at 7:37 am to discuss proposed zoning changes regarding setbacks, lot coverage and the table of uses for the three new commercial zones along Route 1 corridor. The minutes from Sept. 11 were reviewed. Two changes: 2nd line in large paragraph: change *city council* to "Planning Board counsel" and change the spelling of *palors* to be "parlors" in the last sentence. The amended minutes were approved upon a motion by C. Brown, seconded by A. Franciosa, and all approved.

Dylan Smith has made the changes to the **Zoning District Table of Uses** as requested. Other issues discussed:

1) G: Services--Crematories: These will be allowed in BN & BS only, either for humans or animals. These will not be included under funeral homes or veterinary care and instead will have their own category. Allowed per District as follows: N,P,P, N.

2) E:6-- Gambling: Changed Supplemental Regulations to state:

Gaming/Gambling Facility will only be permitted in a non-residential use by a non-profit entity as permitted by the BOS and shall be limited to one permit per quarter per calendar year.

3) D: 3--- Shopping Centers: The definition was reviewed. We discussed the merits of allowing a maximum foot print in BS Zone. We agreed on a max. 25,000 sq. ft (approx. Big Bill's size) to mimic what Seabrook envisions in their zoning.

4) H: Retail Trade- we added Adult Uses for the Districts to be N, S, N, N with a reference to Article 11, Section 3.6 which disallows nude dancing.

5) J: Lodging-- Bed & Breakfasts: Current zoning ordinances reviewed and changes were made. RE: 3.1.14.4 --We prefer that meal service would only be limited to guests at the B & B. We deleted reference to "no alcoholic beverages allowed". We deleted 3.1.14.5 and 3.1.14.7. We deleted the last sentence of 3.1.14.6.

6) J: Lodging-- Inns. We looked at the definition, which stated 15 rooms maximum. We would allow these in the Village District. Due to some hotels being called Inns, keeping the size limit would prevent a large "hotel/inn" from coming into the town center district. We disallowed Hotels in the Town Center District.

RE: Explanatory Notes for the three districts:

b) We agreed that some parking, such as handicapped parking could be at the front of the building in BDS. We changed the word *configuration* to "location". Deleted *Business District South* from the sentence.

e) We changed 10 feet to 5 feet for the setback for parking areas, driveways, septic tanks, etc. from side & rear lot lines.

RE: Table of Dimensional Requirements:

We reviewed setbacks in the Village District and decided upon a 10' side setback for each lot. We also stated that if zero lot-line buildings were allowed, then sidewalks would be necessary as long as the property owners were maintaining. Zero-lot line would be a hard sell to the voters.

The October meetings will be as follows: **Thurs. October 3rd at 7:30 am**, Wed. Oct. 9th at 7:30 am, Wed. Oct. 16th at 7:30 am and a possibility of Thursday, October 17th at 7:30 am. A motion to adjourn was heard at 9:35 am from B. Mutrie, seconded by G. Parish and all agreed. **Homework: Review the Wetlands Conservation District Ordinance.**
B. Mutrie, acting secretary