

## Hampton Falls Planning Board Ordinance & Regulations Review Committee

October 9, 2013

Minutes: DRAFT

Meeting opened at 7:40am.

Attendance: B.Mutrie; A.Franciosa; S.Volpone; D.Smith; C.Brown; P.Stone.

Motion to approve minutes from Oct 3, 2013 by P.Stone; 2<sup>nd</sup> by C.Brown, with amendment that the last sentence of S. Volpone's draft be deleted and B. Mutrie's draft added to it. Voted 5-0 in the affirmative.

We discussed the new zoning proposal vs. existing zoning for Village District [VD], BNorth[BN] and B South[BS] specifically relating to the following topics:

-- reviewed existing zoning map vs the new zoning district map for accuracy. We changed the VD delineation to the Hampton Falls River as the boundary.. Motion by A.Franciosa: To combine the elderly/multi-family and the multi-family district into one zone for an existing multi-family overlay district; 2<sup>nd</sup> by B.Mutrie. Voted 5-0

--Parcel based vs. 300 ft set-back for commercial properties along Rte 1 and why some parcels are cut at the 300' line. Dylan will provide a list of parcels included in each district.

-10' setback in the BDN only for e) in the Explanatory Notes.

-- allow mixed use in the VD and BS at 60% commercial/retail and 40% residential on the first floor.

--permitted uses within districts, specifically multi-family, mixed use and elderly housing. We discussed why the minimum 8 acre lot size for multi-family. Sewer and water is limiting factor.

--vegetative buffers-- reviewed the buffer between commercial and residential districts.

Tony had to leave at 8:35 am.

--lot frontages and building footprints (25,000 sq. ft.) reviewed and remained the same.

--minimum set-backs from lot lines/structures for VD and BS reviewed.

-- deletion of 5.5 and 5.6 in the Green pages. Section 5.5 dealing with height restrictions will become part of the definition. Section 5.6 re accessory uses and buildings and their setbacks will be changed and included under the dimensions table.

Next Meeting: **10/16 at 7:30 am** at Town Hall. Motion to adjourn at 9:40 am by P.Stone; 2<sup>nd</sup> by C.Brown.

Submitted by S.Volpone, secretary.