

Hampton Falls Planning Board Ordinance & Regulations Review Committee

October 16,17 2013

Minutes: DRAFT

Meeting opened at 7:35am.

Attendance: B.Mutrie; A.Franciosa; S.Volpone; D.Smith; C.Brown; P.Stone; G.Parish [10/17 only].

Motion to approve minutes from Oct 9, 2013 by A.Franciosa; 2nd by B.Mutrie. Voted 5-0.

Review changes to Table of Uses. D.Smith to send out up-dated table, pending final changes and approval of committee.

Discuss Explanatory Notes for the districts. Decided on dimensional requirement changes as follows:

AR District: Rear and side yard setbacks from 50 ft to 25 ft

TVD: Side yard setback 10 ft; 25,000 sq ft max footprint

BDS: Lot coverage 60 to 70 percent; open space 40 to 30 percent; 25,000 sq ft max footprint

BDN: Lot coverage 55 to 75 percent; open space 45 to 25 percent

Explanatory Notes for AR, BDS and BDN: a) add BDS and BDN to front yard setbacks; b) remove zoning regs; e) ways access and connecting roads permitted within the setbacks; parking areas, septic/leaching beds shall be setback 10 ft from all side and rear lot lines.

Discuss where used vehicle businesses can be permitted. Decided that vehicle sales-related businesses should be limited to BDN.

D.Smith to make changes as discussed and email to committee members for final approval by 10/18.

Committee to bring final zoning changes to full PB meeting on 10/22. Optional follow-up meeting on 10/23 at 7:30 am based on outcome of 10/22 PB meeting.

Public Hearing: 11/26 to present proposed zoning changes approved at 10/22 PB meeting, with follow-up meeting 12/10 if results of 11/26 meeting warrant. 2nd Public Hearing 12/17 at 6 pm [if needed].

The meeting adjourned at 9:25 am upon a motion by A.Franciosa, 2nd by P.Stone. Voted 6-0.

Steve Volpone, secretary