

# TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD 603-926-4618



NEW HAMPSHIRE 03844

## HAMPTON FALLS PLANNING BOARD AGENDA - PUBLIC HEARING TOWN HALL - Tuesday, October 27, 2015 at 7:00 p.m.

*Applications not called & in progress by 10:00 pm will be continued to the Board's next meeting.*

- A. **CALL TO ORDER**
- B. **ROLL CALL**
- C. **PUBLIC HEARING - ZONING AMENDMENT \* \* \* SEE BELOW**  
A Public Hearing to propose amendments to the Hampton Falls Zoning Ordinance that will define Agriculture and Agritourism uses, as well as establish Agritourism as a permitted use in all Zoning Districts. Additionally, hearings will be held to properly reference State RSAs in Articles III and XI, as well as establish a fee for Conditional Use Permits for detached accessory dwelling units.
- D. **PRELIMINARY CONSULTATION – PRIVATE ROAD SUBDIVISION:**  
James Cotton, 23 Prescott Lane, Map 4, Lot 46-7  
Private road subdivision creating 3 or less lots.
- E. **PUBLIC HEARING - CASE #15-10-01:**  
Application from Avesta Housing for Final Public Hearing for Site Plan Review and Wetlands Special Use Permit, for three structures with 24 single-bedroom units of elderly housing each, on-site well and sanitary sewer, on property located at Brown Road, Tax Map 5, Lot 57. Waivers requested.
- F. **REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**  
September 22, 2015
- G. **OTHER BUSINESS**  
Recommendations – 2016 – 2021 Capital Improvement Plan
- H. **COMMUNICATIONS TO BOARD MEMBERS**  
NH Town and City: Understanding Conditional Use Permits
- I. **ADJOURNMENT**

Copy: PB Members & Public, Conservation Commission, Bulletin Boards  
NEXT MEETING SCHEDULED TUESDAY, November 17, 2015 7:00 p.m.

**AGRICULTURE AND AGRITOURISM-DEFINITIONS/PROPOSED MODIFICATIONS TO ZONING ORDINANCE**

- 1) **Add** the following definition on Page 2 of the Zoning Ordinance, following “Agricultural Animals”:  
**“Agriculture” as defined by State RSA 21:34-a.**
- 2) **Add** the following definition on Page 2 of the Zoning Ordinance, following “Agriculture”:  
**“Agritourism” means attracting visitors to a working farm for the purpose of eating a meal, making overnight stays, enjoyment of the farm environment, education on farm operations, or active involvement in the activity of the farm which is ancillary to the farm operation.**
- 3) **Add** the following to the Table of Uses on Page 14 of the Zoning Ordinance following (1) Agriculture (and re-number remaining items in Agricultural/Forestry category):

<b>2. Agritourism</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>See Definitions section for uses allowed under this category</b>
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- 4) **Amend Article XI, 3.3.6.5 as follows:**

**Replace** “identified in Article III, 3.1.5” with **as defined by NH State RSA 21:34-a.** The amended section would read:

3.3.6.5 None of the foregoing shall apply with respect to any operation usual and normal to an Agricultural Use as **defined by NH State RSA 21:34-a.**

- 5) **Amend** the Table of Uses on Page 14 of the Zoning Ordinance, (1) Agriculture , under Supplemental Regulations, to read,

**“RSA 674:32-a, b, and c”**