

**PUBLIC HEARING & BUSINESS MEETING
MINUTES
DRAFT**

Call to Order: The meeting was called to order at 7:00 p.m.

Roll Call: Present: C. Brown, Chairwoman; A. Tonry; G. Parish, T. Santora, L. Brown-Kucharski, Members; M. Kasprzak, Selectmen's Representative; P. Stone, B. Burns, Alternate Members; K. Croteau, Secretary
Not Present: B. Mutrie, Alternate Member; J. LaBranche & G. Coppelman, Circuit Rider Planners; M. Sikorski, Building Inspector

C. Brown began by reading the letter of resignation from Planning Board Vice-Chairman Tony Franciosa. The Board accepted the resignation with regret.

C. Brown designated Alternate Member, B. Burns, as a voting member for this meeting.

PUBLIC HEARING: Amendments to the Hampton Falls Zoning Ordinance Article III District Regulations, Section 8 Wetlands Conservation District. The purpose of this hearing is to amend the Hampton Falls Zoning Ordinance Article III District Regulations, Section 8 Wetlands Conservation District including: revisions to required development setbacks and the addition of vegetated buffers from tidal and freshwater wetlands, surface waters, poorly drained soils, and very poorly drained soils; revisions to and addition of definitions and technical references; and addition of reference to state requirements for wetlands and surface waters.

Chairwoman Brown read the Legal Notice of Public Hearing and referred to copies of the current Wetland's Ordinance and proposed amendment to the Wetland's Ordinance available at the back of the room. She opened the hearing to the public.

C. Graham, Crank Road, asked when the proposed amendments became available. K. Graham, Crank Road, said she felt the proposed amendments should be on the Town web site. C. Brown explained that the proposed amendments were available when the Legal Notice was posted on November 6th as noted on the Legal Notice. C. Brown said the Planning Board Agendas, which include the Notice of Public Hearing, are a subscribable item on the Town's web site. A discussion took place where it was suggested that the Agenda should include the entire Legal Notice indicating that "copies of the proposed amendments are available at Town Hall."

C. Graham asked how the Board anticipated the vegetative buffer to work for existing lots that are in preexistence to this the amendment. C. Brown noted that the vegetative buffer for prime wetlands is governed by state statute.

C. Graham then asked if grandfathering would apply to any extent as there are residents in town whose properties meet the wetlands, will they now be required to move ten feet back. A. Tonry replied by saying the Town does not have the manpower to either monitor what currently exists

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on lots or put all things up on the web site. She said the amendments would become an issue when you make a change to the property. B. Burns added there is no “grandfathering.”

K. Graham asked how this would affect Town property and culverts. C. Brown answered the Town maintains those areas.

C. Graham said that the proposed amendments offered were constructive and offered relief; he applauded the efforts of both the Conservation Commission and the Planning Board but added that the proposed amendments were diminishing what a property owner can do with their own property with respect to the vegetative buffer. He said he felt it would be a good idea for the Planning Board to communicate the proposed amendments through the Town web site to avoid an angry crowd at Town Meeting.

G. Parish asked for clarification regarding the comment made by the Circuit Rider Planner at the prior meeting stating that any case that comes in before this amendment is voted on at Town Meeting will follow the requirements of the proposed amendments. C. Brown verified this.

The Chairwoman closed the public hearing.

MOTION: To accept the proposed amendments to the Wetland’s Ordinance as presented and forward the matter to the Board of Selectmen for inclusion on the 2015 Town Warrant.

MOTION: A. TONRY

SECOND: M. KASPRZAK

UNANIMOUS

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES – 10/28/14

MOTION: To approve the minutes of the 10/28/14 meeting as written.

MOTION: G. Parish

SECOND: A. Tonry

UNANIMOUS

OTHER BUSINESS

C. Brown referred to a letter dated 10/01/14 from NH Office of Energy & Planning regarding the adoption of amendments compliant with National Flood Insurance Program regulations at 2015 Town Meeting. She offered suggestions related to the deletion of notations of manufactured home parks and subdivisions which are not allowed in Hampton Falls. The Board agreed to these suggestions.

MOTION: To accept, the proposed amendments to the Zoning Ordinance, Section 9 Hampton Falls Floodplain Development Ordinance as presented and amended and bring to Public Hearing in December.

MOTION: G. PARISH

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**SECOND: L. BROWN-KUCHARSKI
UNANIMOUS**

Chairwoman Brown said the proposed amendments to the Site Plan Review Regulations and Subdivision Regulations proposed by the Office of Energy Planning would be brought to the December meeting for review and scheduled for Public Hearing in either January or February as amendments to Regulations are not required to be placed on the Town Warrant as amendments to Ordinances are.

Master Plan – C. Brown said the contract with the Rockingham Planning Commission for the Master Plan has been signed for the first segment for creation of a vision chapter, preparation of an existing and future land use section, preparation of a housing section and preparation of a transportation section.

Master Plan Survey/Copy of 2001 survey. C. Brown referred the Board to surveys sent by the Town in 1990 and 2001 and asked that Members come back with some ideas at the next meeting. B. Burns noted the Conservation Commission had concerns with questions asked regarding easements from a conservation perspective.

COMMUNICATIONS TO BOARD MEMBERS

The Board acknowledged the letter from the State of NH dated 9/30/14 regarding the Dredge & Fill application for proposed replacement of the I-95 Bridge over the Taylor River in Hampton.

The Board approved the 2015 Planning & Zoning Board's Application Deadlines as presented for posting.

ADJOURNMENT

MOTION: Motion to adjourn the meeting at 8:15p.m.

MOTION: M. KASPRZAK

SECOND: A. TONRY

UNANIMOUS

NEXT MEETING SCHEDULED TUESDAY, December 16, 2014 7:00 p.m.