

Hampton Falls Planning Board

Master Plan Committee

Draft Workshop Minutes April 7, 2016

Present: Charlyn Brown, Chairwoman; Larry Smith; Lisa Brown Kucharski; Glenn Greenwood RPC Consultant; Todd Santora

The workshop ran from 8:15 AM to 9:35 AM.

The meeting minutes from the prior meeting were approved by all attendees, Todd Santora abstained as he was not in attendance.

The housing chapter was reviewed. Discussion took place regarding where to get median sale prices. Larry agreed to research town data, Todd agreed to research MLS data.

Glen was to look into expanding the affordable housing description and also verify if it includes both housing & taxes. Charlyn agreed to work with Glen to provide the changes in our zoning districts so they may be reflected properly in the housing chapter of the master plan.

Discussion took place regarding accessory uses and the need for the Master Plan description to meet the new state guidelines. Since the new state guidelines will require changes to zoning bylaws, these changes will need to be voted on by Hampton Falls residents at 2017 town elections. Therefore, it may require the committee to keep the master plan description generic if the housing chapter is approved prior to town elections.

At 9:10 Todd Santora left the meeting and the remaining notes were taken by Charlyn Brown.

The remainder of the meeting was spent finishing the discussion of the Housing Chapter regarding any comments and/or corrections needed. Glenn will have the second draft for us at our next workshop. It was also noted that information was still missing in the Transportation Chapter regarding Access Management. Glenn will add this information where Access Management is mentioned. He had originally said that he would be sending that chapter through to us prior to the next meeting. The first draft of the Natural Resources Chapter will also be provided and hopefully discussed at the meeting on the 21st.