

Ordinance and Regulations Review Committee Draft May 22nd 2018 Meeting Agenda (6:00pm)

Location: Hampton Falls Town Hall

Todd Santora, Abby Tonry, Glenn Copleman, Shawn Hanson, Eric Simon.

Absent: Selectmen's rep Ed Beatie, Mark Sikorski

Call the meeting to order at 6:10pm

Start discussion on known issues with Zoning Ordinance:

Zoning Ordinance 11.6.1, 11.7.3 and 11.7.4 each of these sub-sections in the "Affordability for the purpose of Affordable/Workforce Multi-Family Developments" and "Administration, Compliance and Monitoring for the purpose of Affordable/Workforce Multi-Family" sections need to be updated so they don't require as much review from staff that Hampton Falls does not have.

11.6.1 calls for 3yrs of copies of income tax returns, written certification of annual income level combined with household assets. It's not feasible to store this information or to review it. Additionally, 11.7.3 Says the planning board can designate an agent to review compliance with resale and rental restrictions but there might be such agent. 11.7.4 talks about an annual report that would be generated annually and would certify that the gross rents have been maintained. G. Copleman will review Kingston's ordinance for next meeting. S. Hanson will review other towns ordinances to see how other towns meet the documentation requirements.

Private Road Subdivision section 7.5.9 excludes the addition of Accessory Dwelling units on any new lot that is created. This will be reviewed to see if it should be removed.

Additionally, regarding Accessory Dwelling units Abby asked that we review the requirements for non-conforming lots, i.e. less than 2 acres, as setbacks and other requirements are reduced due the smaller lot, but that can mean a much higher density of structures on an already reduced size lot.

B. Mutrie also ask that the ORRC review the restriction of "Hair Salon" in a residential zoned property. In the past, this was restricted in the residential zone due to the chemicals used being harmful to a septic system, it was asked to review this to determine if chemicals used now are not harmful.

No ZBA members attended, the building inspector was also absent S. Hanson will request a list of items that the ZBA or the Building inspector think needs review.

Motion to adjourn T. Santora 2nd S. Hanson 6:54pm

Next Meeting: June 26th 6pm 2018