

# Hampton Falls Planning Board

## Ordinance & Regulations Review Committee

Nov 17, 2011 [rescheduled from 11/16]

Minutes FINAL

Meeting called to order at 7:30 am. Attendance: B.Mutrie, T.Franciosa, S.Volpone, D.Smith; C.Brown ; G.Parish; K.Kelley

Minutes from Oct 13 meeting approved. Motion to approve by B.Mutrie and 2<sup>nd</sup> by A.Franciosa.  
Vote: 4-0

### Commercial Zone (parcel based definition – Article II Section 2 pg. 7)

Discussion of Rte 1 corridor as a parcel based commercial zoned area. Changing over involves the Merrill property becoming completely zoned commercial vs only a portion (300 ft. from Rte 10 area) as defined presently. General agreement to proceed with this change. Discussion of zoning Bohm property west of Rte 95 for light industrial and east of Rte 95 as commercial and mixed use; Rte 88 to south of Rte 84 (downtown area) as mixed commercial. D.Smith to take these scenarios and incorporate them into a parcel based map for the committee's review. It was acknowledged that any light industrial development on properties abutting Seabrook (Bohm properties) would depend on water/sewer capacity available from Seabrook.

### Structures

Reviewed definition of structures as written in Article 1 Section 4 [pg.5]. It was generally agreed that certain exceptions should be added to the existing definition. D.Smith had some suggestions based on other towns' definitions. Will present suggestions at a subsequent meeting.

### Wetlands Setbacks

Discussed the efficacy of the present wetlands setback regs as they treat all setbacks the same. The feeling of the committee was that different wetlands conditions could have more lenient setback requirements. D.Smith to research and get back to committee with suggested changes. Since the Conservation Commission will most likely want to have input regarding any changes in these regs, it was agreed that they would be invited to the committee's Jan meeting.

### Horse Area

Presently the town has no reg regarding minimum area per horse. Agreed we would address this issue when A.Tonry present.

Next Meeting: Dec 14 at 7:30 am at Town Hall. Motion to Adjourn at 8:50 am by C.Brown, 2<sup>nd</sup> A.Franciosa. Voted 5-0.

Submitted by S.Volpone, secretary