

**Hampton Falls Planning Board**  
**Ordinance and Regulations Committee**  
Draft Meeting Minutes 6/11/14

The meeting commenced at 7:30 am with attendees Charlyn Brown, Tony Franciosa and Beverly Mutrie. Absent: Greg Parish, Todd Santora, Abigail Tonry and Bobbi Burns (alt.). Discussion ensued upon Dylan's redraft of the Wetlands Ordinance (New vs. Old) forwarded to the Planning Board last September.

Points discussed:

"District" this terminology is not exactly appropriate as this "district" applies to the whole town. But since this word is used throughout the zoning ordinances to refer to sections of town or the whole town, the word "district" was left unchanged.

FEMA Maps -- Charlyn will check to see if there should be a reference to the new FEMA Floodplain maps which include parcel IDs.

How does one determine a "man-made" wetland? The Planning Board will depend on a soil scientist and historical documents to designate such.

We decided that "fences" should be included in 8.4.2.7 as they were structures with posts for animal or people retention and are included in our current ordinance.

We decided to combine tables 8.5 and 8.6 for brevity's sake. We added two columns to the 8.5 table to include Buffers. The Section 8.5 now becomes "Setbacks and Buffers". We left unchanged wording in the prohibited setback uses except for manure disposal added to 8.5.2.

Discussion about the wording in the paragraph explaining special exceptions (8.8 changed to 8.7).

B. Mutrie and T. Franciosa argued for the deletion of the word "vacant" as the current wording is more restrictive than all "existing" lots.

We discussed the reference in Subdivision Article 6.2.20 to wellheads being structures and the requirement that wellheads not be in the buffer. The 100 foot buffer zone will now become a variable number so the article's wording was changed to leave out specific numerical footage. Some of us would like to see wellheads declassified as structures. That issue should be discussed further. C. Brown will contact Glen Greenwood from RPC re other towns' definition.

Regarding Article IV Section 10, the keeping of animals and the storage of manure within the "100 foot setback", we agreed should be changed to read "shall follow wetlands setback and buffers as stated in Article 3, Section 8".

The minutes from May 7th were discussed and one sentence about plant lists was moved from MOU discussion to the discussion on architectural guidelines. C. Brown motioned to accept the minutes as amended, T. Franciosa seconded and they were voted approved.

**The next meeting will be June 25th at 7:30 am.**

The meeting adjourned at 9:50 am upon a motion by C. Brown, seconded by T. Franciosa and so voted.  
Beverly Mutrie, Chair and Recording Secretary