

Ordinance and Regulations Review Committee June 26th 2018 Meeting Draft

Location: Hampton Falls Town Hall (6:00pm)

Shawn Hanson, Glenn Coppleman, Abby Tonry, Eric Cimon, Mark Sikorski

Absent: Ed Beatie, Todd Santora

Call the meeting to order: 6:04pm

New Business:

Suggestions to review: can we include beauty salon's if the chemicals are safe now for septic in the BSD,BND and other? (Bev. M.) This topic will get discussed at the next meeting.

Suggestion to review adding apartments in the BDN zone (mixed use) as there seem to be apartments already in this zone. No one was sure as to why they were not allowed, B. Mutrie might be able to add some information on this, S. Hanson will talk to her. M. Sikorski would have no issue with adding this use to the BDN. More discussion to come on this item.

Review Non-Conforming lots requirements, specifically smaller than 2 acre lots. It seems that because the setbacks and other requirements are reduced that these lots can have too high a density of structures, which is the opposite of what we would want on smaller non-conforming lots. Section 7.7.1 Yard Requirements (Supplementary Regulations for A District. It was suggested that we change the wording to 7.7.1 to "lots of record under 2 acres are exempt from this requirement and each structure thereon shall be set back at least twenty-five(25) feet from all lot lines.

G. Coppleman suggested we consider requiring all new sub-divisions or new development to have underground utilities, this was a suggestion from the HasMat subcommittee he is working with. S. Hanson will review the zoning to see if we do require this, it is required for new sub-divisions.

We have an issue with the current version of the Zoning Ordinance. Over the years the updates and amendments have not been recorded correctly so some info is missing or is out of place. A. Tonry will work with G. Coppleman and Holly to get the ordinance up to date.

Still looking for input from the ZBA for any parts of the zoning ordinance or site plan that seem to have unclear meaning. S. Hanson will continue to reach out to that board.

Old Business:

1. Affordable house section updates info from Glenn:

in checking Kingston's Zoning Ordinance, the only discussion of reporting on elderly housing is found in the section for Affordable Age Restricted Housing in the Overlay District. It reads as follows:

The Applicant/Owner shall incorporate a written enforcement mechanism satisfactory to the Planning Board and its legal counsel whereby on an annual basis, a written age based census of the existing Occupants shall be provided to the Planning Board. Upon any Unit change in ownership or tenancy, the age of any new occupants shall be given to the Planning Board within thirty (30) days of tenancy/ownership change. The applicant shall also provide an enforcement mechanism acceptable to the Planning Board and its legal counsel that the affordable housing units shall remain affordable for a period of no less than thirty (30) years.

2. Change to Private Road subdivision:

7.5.9 All uses permitted in the "A District" shall be permitted on any lot on a private road, except for family day care home, private schools, churches, golf courses, nursing homes, hospitals and accessory housing units. Will be removed from this section.

Other:

Motion to Approve meeting minutes from the May 22nd as amended. S.Hanson 2nd
A.Tonry all in favor.

Motion to adjourn 6:55pm S. Hanson 2nd. A. Tonry all in favor.

Next Meeting July 24th 6pm