

Ordinance and Regulations Review Committee July 24<sup>th</sup> 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: 6:06pm

New Business:

The ORRC is still waiting to hear from the ZBA for any items in the Zoning Ordinance that seem to be issues.

Non-conforming lots (under 2 acres) 7.7 Yard Requirements (supplementary Regulations for "A district") the following change will be suggested to the planning board:

7.7.1: In Agricultural-Residence District ("A District"), each structure shall be setback at least fifty (50) feet from all lot lines or such distance as shall conform to the front lot line of existing buildings on adjacent property. Lots of record **under 2 acres (87,120 square feet)** are exempt from this requirement and each structure thereon shall be set back at least twenty-five (25) feet from all lot lines.

M. Sikorski suggested we review the gap between multi-family and mixed use. A mixed use allows for a business and one apartment, and multi-family is 3 apartments or more. This leaves a gap in the Zoning that does not allow for a 2-apartment mixed use or multi-family. The other issue is that in a mixed-use application, an apartment is only allowed if it is in the same building. There are buildings that could be used as mix use with a business and an apartment but the apartment is in a different building so it is not allowed. This item will be reviewed at the August 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, It was thought that soils in the BDN zone are not as suitable for apartments (septic). The committee thought that the soils could determine if a property could have an apartment or not, so it the change will be presented to the planning board.

A suggestion from the Hazmat committee was to require new developments or new businesses to have underground utilities, currently new subdivisions require this but site plan review does not, the committee will review the site plan review to see if we can add this requirement where it make sense (new construction or significant construction) projects.

Other:

Motion to Approve meeting minutes from the June 26<sup>nd</sup> as amended. S.Hanson 2<sup>nd</sup> E.Cimon all in favor.

Motion to adjourn 6:45pm S. Hanson 2<sup>nd</sup>. A. Tonry all in favor.

Next Meeting August 28<sup>th</sup> 6pm