

Ordinance and Regulations Review Committee September 25th 2018 minutes Draft

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

Shawn Hanson, Glenn Coppelman, Todd Santora, Eric Cimon, Mark Sikorski, Abby Tonry

Absent: Ed Beatie

Call the meeting to order: 6:11pm

Old Business Review proposed changes to ordinances:

Change BDN to allow Mixed use like BDS. The committee discussed the number of grandfathered mixed use properties in the BDN already and history of why it was not allowed originally in this district. All proposed mixed use properties in this district would have to abide by all septic requirements and building codes just like in the BDS.

For lots that are smaller than 2 acres make the following change to Section 7.7.1 Yard Requirements (Supplementary Regulations For "A District current:

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.

Change 7.5 "Private Road Subdivision" section to allow ADU units. Proposed change below:

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 and hospitals. ~~and accessory housing units.~~

The committee asked G. Coppelman to put together the above changes in memo form to present to the Planning Board at its October meeting.

Zoning Ordinance, Subdivision Regulations, Site Plan Review Correction update.

It was discovered that several of the recent changes adopted in the towns Regulations have not been recorded property in each of the documents, so A Tonry has been researching the corrections needed. A. Tonry has a first draft for review after meeting with Town Administrator and reviewing all warrants in the past decade. There are several clerical and formatting errors that exist that she needs to review in detail with either another planning board member or G. Coppelman. G. Coppelman has stated he could be available to do the review if the planning board prefers.

Motion to Approve meeting minutes from the August 28th as amended. T. Santora 2nd E.Cimon all in favor.

Motion to adjourn 6:56pm T. Santora 2nd. S. Hanson all in favor.
Next Meeting October 23rd 6pm