

TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD 603-926-4618



NEW HAMPSHIRE 03844

HAMPTON FALLS PLANNING BOARD PUBLIC HEARING AND BUSINESS MEETING TOWN HALL – **Tuesday, November 28, 2017 - 7:00 PM**

Applications not called & in progress by 10:00 p.m. will be continued to the Board's next meeting.

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **ZONING ORDINANCE CHANGE- Presentation by Julie LaBranche, RCCC**

Section 13 Aquifer Protection District- the following zoning amendments are recommended to comply with state requirements for groundwater reclassified as GAA under RSA-C.

D. **PUBLIC HEARING FOR PROPOSED ORDINANCES**

The purpose of this hearing is to propose amendments to the Hampton Falls **Zoning Ordinance** and **Site Plan Review Regulations**. Specifically, the proposals are to:

- 1) Add a definition for "**Living Area**" to provide guidance when determining the square footage of an Accessory Dwelling Unit (**Zoning Ordinance** Article I, Section 4, Definitions).
- 2) Amend Article III, Section 7.2.1 (paragraph 2) of the **Zoning Ordinance** to clarify that Detached Accessory Dwelling Units are allowed in "**existing**" accessory use buildings. Also, to add a reference to a proposed Appendix in Site Plan Review Regulations that will provide typical examples of Detached Accessory Dwelling Units.
- 3) Add Appendix VII to **Site Plan Review Regulations**. The new section will be titled "**Guidelines for Detached Accessory Dwelling Units (ADU)**." The purpose of this new Appendix is to provide visual/design guidelines for Detached ADUs in Hampton Falls.
- 4) Amend **Site Plan Review Regulations** Section 8.8.3 by replacing the current wording with the following: ***Illuminated signs, including neon or tubular signs, shall be permitted in "BDS, BDN and TCD Districts." No moving, flashing or animated light signs are permitted, except as temporary seasonal holiday decorations.***

E. **REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: October 24, 2017**

F. **COMMUNICATIONS TO BOARD MEMBERS**

2018 Schedule of Meetings.

G. **OTHER BUSINESS**

CAPITAL IMPROVEMENT PROGRAM (CIP) UPDATE- TODD SANTORA

H. ADJOURN

NEXT MEETING SCHEDULED TUESDAY, December 19, 2017, 7:00 p.m.

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