

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 27, 2018 - 7:00 PM

AGENDA

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. PUBLIC HEARING

Case #18-05-01: Application from Shabiki Realty Trust for Final Public Hearing for Private Road Subdivision of an existing 9.04 acre residential lot with an existing house. The project proposes to subdivide into two buildable lots (5B & 5C) by proposing a Private Road per the Zoning Ordinance required for parcel frontage and access. The new building lot (5B) shows a house, driveway, utilities (i.e. private septic and well), grading, drainage, etc. Per Section 6.2.17, the proposal shows the prospective future street system on the remaining land for transparency and shall not be voted on or considered for approval as part of the proposal. The property is located at 25 Depot Road, Map 8, Lot 84-5. Waivers are requested.

PROPOSED AMENDMENTS TO THE HAMPTON FALLS ZONING ORDINANCE AND SITE PLAN REVIEW REGULATIONS

- 1) Amend Article III, Section 7.7.1 of the **Zoning Ordinance** to allow lots of record *under two acres (87,120 square feet)* in the Agricultural-Residential District to have a minimum structure setback from lot lines of twenty-five (25) feet. Currently, the reduced setback standard is allowed for lots of record one (1) acre (43,560 square feet) or less.
- 2) Amend Article III, Section 7.5.9 of the **Zoning Ordinance** to clarify which uses are NOT permitted in Private Road Subdivisions. These include: Family day care home, private schools, churches, golf courses and residential care facilities.
- 3) Amend Article III, Section 4 of the **Zoning Ordinance** – Table of Uses for Hampton Falls Zoning Districts to allow Mixed Use Development as a *Permitted* use in the Business District North zone.

- 4) Amend **Site Plan Review Regulations** Article IX – Supplementary Regulations by adding a new section 9.6 to *encourage underground utilities whenever possible*.

REVIEW AND ADOPT THE FOLLOWING HAMPTON FALLS MASTER PLAN CHAPTER:

Transportation: An infrastructure plan that addresses transportation issues.

- D. MASTER PLAN: PLANNING BOARD CHAPTERS: FIRST REVIEW**
Community Facilities & Services
- E. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES**
October 23, 2018
- F. COMMUNICATIONS TO BOARD MEMBERS**
Floodplain Administrator 101: Training Workshop
- G. OTHER BUSINESS**
Approval of 2019 Application Deadlines Schedule
- H. ADJOURN**

NEXT MEETING TUESDAY, December 18, 2018, 7:00 p.m.

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