

**PRESENT:** Todd Santora, Chairman; Charlyn Brown, Vice-Chairman; Shawn Hanson, Andy Brubaker, Abigail Tonry, Lisa Brown-Kucharski, Members; Richard McDermott, Selectmen's Representative; Glenn Coppelman, Circuit Rider Planner; Mark Sikorski, Building Inspector; Susan Ayer, Secretary

**CALL TO ORDER:** The Chairman called the meeting to order at 7:00 PM and introduced the board. Abutters were present for the Robinson case (#17-05-02).

T. Santora addressed the Board and members of the public present and explained that due to deficiencies in the posting process, it had been decided that the public had not received sufficient notice of the Public Hearings that were scheduled for this meeting. Therefore, the two Public Hearings, Cases #17-05-01 and #17-05-02, are to be postponed until June 27, 2017 at 7:00 PM.

**REVIEW AND APPROVAL OF PRIOR MEETING MINUTES: April 25, 2017:**

**MOTION:** To approve the minutes of April 25, 2017, as written.

**MOTION:** C. Brown

**SECOND:** S. Hanson

**6 IN FAVOR; 1 ABSTENTION; PASSES**

**COMMUNICATIONS TO BOARD MEMBERS:** T. Santora then gave an overview of what the Ordinance and Regulations Committee began work on at its meeting that took place this evening. Three topics were discussed:

1. A review of the Accessory Dwelling Unit ordinances, including attached versus detached units and possible addition of a definition of "living space."
2. An update to the affordable housing regulations.
3. S. Hanson explained that the Town of Seabrook and the Rockingham Planning Commission (RPC) are working together to find more protected area for aquifers. How this affects Hampton Falls was discussed at the May 3 Selectmen's meeting during a presentation by Julie LaBranche of the RPC. An amendment to the Aquifer Protection District Ordinance will be drafted; J. LaBranche has offered help with the wording.

C. Brown said she had read the minutes of the May 3 meeting and took issue with a statement made by J. LaBranche that a Zoning amendment should be made to create an aquifer protection district. C. Brown said she wanted it stated for the record that the Planning Board has already created an aquifer protection district, and any work done by the Planning Board will be an amendment to the existing Ordinance. R. McDermott said that J. LaBranche was making certain there is one, or one should be created. As an action item, wording of the Ordinance will be reviewed with J. LaBranche.

**RPC ANNUAL MEETING**

The Chairman noted that Planning Board members are invited to the RPC's annual meeting and dinner on June 14. Those interested should notify the Secretary (including making a dinner selection) so that RSVP's can be sent in by June 2 and dinners paid for by the Planning Board.

**OTHER BUSINESS**

C. Brown shared topics from the latest issue of Great Bay Matters and asked members to contact her if they would like to borrow her copy of the publication.

T. Santora distributed copies of a letter written by Shawn Hanson to Eben Lewis of the NH Department of Environmental Services after Conservation Commission members reviewed the site plan for the proposed Committed Collision project at Map 7 Lot 61. They met with Steve Riker and Doug Larosa of Ambit Engineering. The findings of the Commission members will be added to the file for the upcoming Committed Collision Site Plan application.

The four criteria for issuing a Special Use Permit were briefly discussed.

**MOTION:** To adjourn at 7:22 PM.

**MOTION:** A. Tonry

**SECOND:** S. Hanson

**UNANIMOUS**