

<b>PLANNING BOARD</b>	<b>DECEMBER 19, 2017 7:00 P.M.</b>
<b>TOWN OF HAMPTON FALLS</b>	<b>TOWN HALL</b>

**DRAFT**

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

- A. **CALL TO ORDER:** Chairman Todd Santora called the meeting was called to order at 7:01 p.m.
- B. **ROLL CALL:** T. Santora, Chairman, C. Brown, Vice Chairperson, S. Hanson, Andrew Brubaker, L. Brown-Kucharski, Glenn Coppelman, Circuit Rider Planner, Holly B. Fazzino, Secretary

Absent: A. Tonry, R. P. McDermott, Selectman's Representative.

- C. **PUBLIC HEARING FOR PROPOSED ORDINANCE**  
**ZONING ORDINANCE CHANGE- Presentation by Julie LaBranche, RCCC**  
 To amend Zoning Ordinance Article III, Section 3- Purpose and Intent of Hampton Falls Zoning Districts, to add Section 3.5 to prohibit six high risk land uses, Town wide, in compliance with the New Hampshire Department of Environmental Services. A full copy of text is available at the Town Hall.

Julie LaBranche, Rockingham Planning Commission provided a memorandum but was not present. Ms. LaBranche's Memorandum and proposed Zoning amendments are recommended to comply with state requirements for groundwater reclassified as GAA under RSA 485-C. The Board amended the proposed Ordinance to replace the words "Section 4.1" with "Section 3.5" and add the language to Article III District Regulations in Section 3 – Purpose and Intent of Hampton Falls Zoning Districts.

T. Santora recited the proposal, and opened the public hearing. No members were present. The public hearing was then closed.

**MOTION:** To amend Article III, Section 3 to add Section 3.5.

3.5 Groundwater Protection Areas: In September 2017, the NH Department of Environmental Services approved the reclassification of groundwater resource areas to GAA status for the Town of Seabrook. A portion of the GAA groundwater protection area lies within the Town of Hampton Falls as shown on the attached Seabrook GAA Reclassification Map (available at the Hampton Falls Town Hall). Within the GAA groundwater protection area in Hampton Falls, the following six land uses are prohibited by state law under RSA 485-C:12 due to their high-risk potential for contamination of groundwater.

- i. The siting or operation of a hazardous waste disposal facility.
- ii. The siting or operation of a solid waste disposal facility.
- iii. Outdoor uncovered bulk storage of road salt or other deicing chemicals in bulk quantities.
- iv. The siting or operation of a junkyard or salvage yard.

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- v. The siting or operation of a commercial snow dump.
- vi. The siting or operation of a wastewater or septage lagoon.

Additionally, the six high-risk land uses described above are prohibited in all other areas and zoning districts in Hampton Falls outside the GAA reclassified area.

**MOTION: C. BROWN**  
**SECOND: S. HANSON**  
**UNANIMOUS**

**MOTION:** To bring to the Warrant the addition of 3.5 to Article III, Section 3.

**MOTION: C. BROWN**  
**SECOND: S. HANSON**  
**UNANIMOUS**

**D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES:**

November 28, 2017

Correct the Motion made to nominate Andrew Brubaker as Rockingham Planning Commissioner for four years, made by C. Brown.

**MOTION:** To approve the meeting minutes of November 28, 2017, as amended.

**MOTION: L. BROWN-KUCHARSKI**  
**SECOND: T. SANTORA**  
**UNANIMOUS**

**E. COMMUNICATIONS TO BOARD MEMBERS**

T. Santora confirmed that the position of Chair and Vice Chair will be available for election in March.

**F. OTHER BUSINESS**

**CERTIFICATION OF ADOPTION**

1- 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 design guidelines for Detached ADUs in Hampton Falls.

Board members present on November 28, 2017 executed the certification by signing the document.

**CERTIFICATION OF ADOPTION**

2- Amend **Site Plan Regulations** Section 8.8.3 by replacing the current wording with the following: **Illuminated signs, including neon or tubular signs, shall be permitted in**

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**“BDS, BDN and TCD Districts.” No moving, flashing or animated light signs are permitted, except as temporary seasonal holiday decorations.**

Board members present on November 28, 2017 executed the certification by signing the document.

**G. ADJOURN**

**MOTION:** To adjourn the meeting at 7:20 p.m.

**MOTION: S. HANSON**

**SECOND: L. BROWN-KUCHARSKI**

**UNANIMOUS**

**NEXT MEETING SCHEDULED TUESDAY, January 23, 2018, 7:00 p.m.**