

**TOWN OF HAMPTON FALLS**

**PRESENT:** M. J. Caruso, Chairman; P. G. Robart, F. J. Ferreira, Jr., Selectmen; E. N. Small, Town Administrator; L. A. Ruest, Administrative Assistant; Attorney Mark Beliveau of Pierce Atwood

Greg Sancoff and Attorney Peter Hatem were present. G. Sancoff is owner of two parcels of property (Map 6, Lot 22 and Map 6, Lot 22-2) Liberty Farms at 356 Exeter Road and Silver Oaks, LLC, a vacant adjacent lot.

Attorney Beliveau formally stated that this meeting is being held to hear a proposal for horse shows at both properties. Correspondence has been exchanged between attorneys and this meeting today will help to answer questions and share information. Mr. Sancoff is asking to hold horse shows as an accessory use. The Town needs to conduct an analysis of the zoning for each parcel, and then determination can be made as to whether horse shows would be an accessory use to the primary use. The Board proposed a written response to be submitted on or before April 9.

G. Sancoff reviewed the facts of the history of the two parcels under his ownership. He stated that he purchased and outfitted Liberty Farm (356 Exeter Road) for a horse business. He then purchased the adjacent parcel under the name of Silver Oaks, LLC (former Bennett land) to use for riding, jumping and training of horses. He came to the Planning Board for preliminary consultation. G. Sancoff stated that the Silver Oaks, LLC parcel was exempt from site plan review under Section 4.2. This section of the site review regulations has since been deleted. He met with the Board of Selectmen with respect to the use for horse shows, then sent a letter to the Board of Selectmen requesting smaller horse shows and again talked with the Board at that time. He noted that the large horse show was successful and that the only complaint was from a resident of Exeter relating to the fact that the tickets given to her were unacceptable. He then received a letter from the Town stating horse shows were not allowed by zoning.

G. Sancoff provided the Board with information as to what it takes to invest in, staff and conduct a horse show. He stated that he and his wife currently have both parcels on the market for sale, however, he is unable to tell persons interested in purchasing the two parcels whether or not horse shows are allowed.

In response to M. Caruso, G. Sancoff stated he plans to sell both parcels together. M. Caruso stated that the Board's hands are tied by the zoning regulations and that relief might be granted by the Zoning Board of Adjustment, merging the parcels or amendment to the ordinance to be determined by the voters.

Attorney Hatem stated that the two parcels have been used for riding, stabling, raising of animals, etc. and that horse shows are an accessory use. He noted that he felt the large horse show could have limitations placed on its approval. G. Sancoff is looking to the Town to say that smaller shows and one large horse show remains an accessory use.

Discussion of the proposed shows took place. G. Sancoff stated 40 days of shows would be adequate. The one large show would be five days. The actual number of shows days would be 20.

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Discussion was opened to the public. T. Beattie of Drinkwater Road stated although she is Chairman of the Conservation Commission, she is not present to speak on its behalf. She stated that G. Sancoff sent a letter to the Commission several weeks ago and noted that what's been discussed here today does not deviate from the content of the letter in the sense of open space information and horse shows. She added that the Conservation Commission is working hard to preserve open space and hopes that the Town could encourage this type of use, within the regulations.

Attorney Beliveau stated that the two lots are in separate ownership and have different variables. If it is determined to grant the use as accessory, parameters will need to be met and then site plan review will need to take place with the Planning Board. Attorney Beliveau added that it is unclear as to whether G. Sancoff plans to maintain the use of the parcels while they are being marketed. The Board would need to have a specific proposal.

Attorney Hatem stated that G. Sancoff needs a letter from the Board to show to prospective buyers indicating what can be done with the property. Attorney Beliveau noted the importance of clear information being provided due to the accessory use being so dependent upon the primary use. If the use is modified or lessened, it could cause the accessory use to fail. Suggestion was again made to merge the two parcels. G. Sancoff stated he is not inclined to change title at the time the property is for sale.

In closing, M. Beliveau stated that the Board would respond to the request for five small horse shows of 80-100 horses this season and a single large multi-day (five-day) horse show. It may be concluded that the large horse show may require site plan review with the Planning Board.

**MOTION TO ADJOURN THE MEETING AT 8:50 AM**

**MOTION: P. G. ROBERT  
SECOND: F. J. FERREIRA, JR.  
UNANIMOUS**