

ORDINANCES & REGULATIONS COMMITTEE SUBCOMMITTEE OF PLANNING BOARD	August 23, 2022, 6:00 PM
TOWN OF HAMPTON FALLS	TOWN HALL

DRAFT

CALL TO ORDER: At 6:09 PM.

PRESENT: Abby Tonry, Member; Ed Beattie, Selectmen's Representative; Todd Santora, Planning Board Chairman; Will Lojek, Planning Board Alternate Member; Eric Cimon, Vice-Chairman Planning Board; Mark Sikorsky, Building Inspector; Glenn Coppelman, Circuit Rider Planner Rockingham Planning Commission

Short-Term Rental

There is language in the Zoning Ordinance about an Inn and a Bed and Breakfast. Bed and Breakfast is allowed in all districts. An Inn is not allowed in RA district. There needs to be a definition for a Bed and Breakfast in the Zoning Ordinance.

M. Sikorski said that "owner-occupied" is tough to quantify. For example, people in Florida over the Winter. Need to be a full-time resident for this to apply. 181 days is a resident, but difficult to quantify the duration of somebody not being in Hampton Falls full time.

Inn, Air BnB, Bed and Breakfast. The ORRC Committee members do not know of any Inns or Bed and Breakfasts. Focus on the Air BnB. In many cases, the owner lists the entire property, which means the renters are unsupervised. If an Air BnB is a portion of the house it is an Accessory Dwelling Unit (ADU).

Currently there is no requirement for an ADU for an attached structure to come to Planning Board. Currently those approvals go through Building Inspector.

W. Lojek asked if ORRC is trying fix a problem that doesn't exist yet? M. Sikorski, E. Cimon, and E. Beattie all agreed that the goal is to restrict it before it becomes a problem. Before the State comes in and changes laws, the ORRC wants to get in front of it. T. Santora mentioned that taxpayers and property owners should be able to rent out their property for a short or long duration.

E. Beattie stated that it is activity-based, trying to prevent the impact to neighbors, traffic.

M. Sikorski said that it is likely to be isolated to certain neighborhoods. W. Lojek suggested that the ORRC start with a definition that possibly encompasses a Bed and Breakfast. A. Tonry suggested a permitting process to start.

Owner-occupied in a residential zone potentially would control how much misuse there is. One of the structures would have to be owner-occupied. W. Lojek asked if the permit would be a one-time, annual or 10-year?

T. Santora agreed to put together some short-term owner-occupied definition and bring them up next month. The ORRC will have it reviewed by counsel eventually.

ADJOURN: The meeting of the ORRC adjourned at 6:55 PM.

Minutes prepared by Eric Cimon.