A. CALL TO ORDER

Chairman T. Santora called the meeting to order at 7:00PM

B. ROLL CALL

PRESENT: Todd Santora, Chairman; Abby Tonry (via Zoom); Edward Beattie, Selectmen’s Representative; Lisa Brown-Kucharski, Member; Andrew Brubaker, Member; Shawn Hanson, Member

Non-Voting: Karen Anderson, Acting Secretary.

C. PUBLIC HEARINGS

The purpose of this hearing is to propose amendments to the Hampton Falls Zoning Ordinance, Site Plan Review Regulations and Subdivision Regulations. Specifically, the proposals are to:

1) Amend Article III, Section 9.2.2 of the Zoning Ordinance to comply with the new FEMA Flood Insurance Rate Maps (FIRM) for the Town by referencing new maps dated January 29, 2021 in addition to the current FEMA maps for the Town dated May 17, 2005. Reference to FEMA maps dated May 15, 2005 will be deleted since they are no longer applicable.

2) Amend Site Plan Review Regulations Article IX, Section 9.4 (Special Flood Hazard Areas) by incorporating editorial changes to bring this Section into compliance with FEMA’s current National Flood Insurance Program requirements.

3) Amend Subdivision Regulations Section 7.5 (Special Flood Hazard Areas) by incorporating editorial changes to bring this Section into compliance with FEMA’s current National Flood Insurance requirements.

Full copies of the text(s) were available for all those present and are available for review at the Town Hall.

L. Brown-Kucharski asked if everyone had reviewed the new maps. T. Santora said that he had reviewed the maps and believes that there are just a few properties impacted. The lines did not change substantially.

The amendment to the zoning ordinance is primarily to change the references from the 2005 Flood Maps to the revised 2021 Flood Maps. In addition, Article 6.2.20 is being amended to replace “100’” with “applicable” in regard to the well head radius; Article 9.3.18 will have the last sentence deleted “This includes manufactured homes located in Manufactured Home Park or subdivision.” Since there are none in Hampton Falls. Article 9.3.19 is being deleted in its entirety “Manufactured Home Park of Subdivision” definition as it does not apply in Hampton Falls. Article 9.10.2 will have the amendment date referenced. Article 9.10.2 adds the reference to Zones AE & A.
Amendments to Site Plan Regulations 9.1 Special Flood Hazard Areas include removing the reference to the “1982 Flood Insurance Maps” and replacing it with “current effective” maps; and changing the reference to “Hampton Falls” Flood Insurance Study to “Rockingham County” Flood Insurance Study. Site Plan regulation 9.1.7 amends the name of the State agency to “Wetlands Bureau of the New Hampshire Department of Environmental Services”. 9.1.8 changes “100-year” to “base” flood elevation data. The amendment date of December 15, 2020 will be referenced.

Amendments to Subdivision Regulations 7.1 Special Flood Hazard Areas include updating the reference maps to be “currently effective” in section 7.1.1 and referencing the December 15, 2020 amendment date.

S. Hanson noted that the Ordinance and Regulations Committee has reviewed these and recommends the proposed changes. A. Tonry emphasized that amendment date references need to be added.

PUBLIC COMMENT

Beverly Mutrie asked what the net effect of these changes are, specifically the financial impact to residents. E. Beattie said that the maps are very similar to those currently in effect and if not adopted by the Town, residents will not be able to purchase Flood Insurance through FEMA. L. Brown-Kucharski explained that if a property within a FEMA flood zone has a mortgage, the owner will be required to purchase flood insurance; if there is no mortgage on the property it is the owner’s option whether or not to purchase the flood insurance.

There were no further public comments and the public hearing was closed.

MOTION: To move the amendment of Article III, Section 9.2.2 of the Zoning Ordinance to comply with the new FEMA Flood Insurance Rate Maps (FIRM) for the Town by referencing new maps dated January 29, 2021 in addition to the current FEMA maps for the Town dated May 17, 2005. Reference to FEMA maps dated May 15, 2005 will be deleted since they are no longer applicable.

MOTION: S. Hanson
SECONDE: L. Brown-Kucharski
UNANIMOUS

MOTION: To adopt the amendments to Site Plan Review Regulations Article IX, Section 9.4 (Special Flood Hazard Areas) by incorporating editorial changes to bring this Section into compliance with FEMA’s current National Flood Insurance Program requirements.

MOTION: L. Brown-Kucharski
SECONDE: S. HANSON
UNANIMOUS
Board Members signed the Certificate of Adoption.

MOTION: To adopt the amendments to Subdivision Regulations Section 7.5 (Special Flood Hazard Areas) by incorporating editorial changes to bring this Section into compliance with FEMA’s current National Flood Insurance requirements.
MOTION: S. Hanson
SECOND: L. Brown-Kucharski
UNANIMOUS
Board Members signed the Certificate of Adoption.

The Board discussed the need for all members to have up-to-date Zoning books and whether or not to produce copies at this time or wait until after March, 2021. E. Beatie will make sure that funds are in the 2021 Planning Board budget for the printing of the books. A. Tonry stated that it will be important to have an index noting the amendments/dates. S. Hanson said that re-printing the correct books is a project that could be completed in-house after March, 2021.

REVIEW AND APPROVAL OF PREVIOUS MINUTES

MOTION: To approve the November 17, 2020 meeting minutes.

MOTION: S. Hanson
SECOND: L. Brown-Kucharski
5 FOR 1 ABSTAIN (A. Tonry)

D. OTHER BUSINESS

T. Santora told the members that he had the most recent copy of Town & City if anyone wants to read it. He noted that the issue was primarily in regard to the pandemic.

E. ADJOURNMENT

MOTION to adjourn at 7:50 PM

MOTION: L. Brown-Kucharski
SECOND: A. Brubaker
UNANIMOUS

THE NEXT MEETING IS SCHEDULED FOR JANUARY 26, 2020, 7:00 p.m.