

ZONING BOARD OF ADJUSTMENT	January 26, 2023 7:00 PM
TOWN OF HAMPTON FALLS	TOWN HALL

FINAL

Please note that meetings of the ZBA have been video recorded. Meeting Minutes are maintained on file at the Town Clerk's office, Town Hall, 1 Drinkwater Road, Hampton Falls, NH. Meeting Notices are posted on bulletin boards at the Town Hall, Library, Hampton Falls Post Office, and the Town website at: www.hamptonfalls.org for minutes, meeting agendas, videos, and more information.

A. CALL TO ORDER:

J. DeLeire, Chairman, called the meeting to order at 7:00 PM.

B. ROLL CALL:

3 MEMBERS and 3 ALTERNATES PRESENT: John DeLeire, Chairman; Steve Bryant, Vice-Chairman; Member; Alex Dittami, Member; Patricia Young, Alternate; Weezie Vance, Alternate; Jude Augusta, Alternate.

3 ABSENT: Mark Call, Member; James Hasenfus, Alternate; Jim Manna, Alternate.

STAFF: Mark Sikorski, Building Inspector; Rachel D. Webb, Assistant Administrator.

GUESTS: Shanon Alther, TMS Architects for the owner, Terry Anderton; Stephen Miller; Jason Robidoux, Septic Design of NH.

Chairman DeLeire stated that for the purposes of this ZBA meeting, that Alternates voting will be P. Young and W. Vance.

C. PUBLIC HEARING:

1) Continuance from the ZBA meeting of 11/17/2022, of Case # 22-06: Application from **Shannon Alther, TMS Architects**, for a **Use Variance** to the terms of Zoning Ordinance Article III, Section 8.4.11, and asks that said terms be waived to permit new attached 3-car garage in area of existing asphalt and within 100' buffer zone, in Zone AR: Agricultural Residential, at property located at **51 Depot Road, Map 2, Lot 102.**

Chairman DeLeire explained that this was a continuation of the Public Hearing from the ZBA meeting of 11/17/2022 where there were some questions raised by the Board members that needed to be further addressed by the applicant. The applicant has had the opportunity to research those particular questions and is back tonight to address the board with that additional information.

The applicant, Shannon Alther, TMS Architects for the owners of 51 Depot Road, stated that he was asked to address the ZBA members' questions (from the ZBA meeting of 11/17/2022) regarding: (1) the technology of pervious pavers, in term of the product information, and rainfall calculations, in terms of how much rainfall the pavers can handle; and (2) proposed garage locations, comparing the original proposed location to an alternative proposed location.

S. Alther described, and showed the ZBA members on enlarged plans, a diagram of the pervious paver materials. He stated that the pavers would be installed with spacing of a certain distance to allow rainwater to flow through the various layers and to allow rainwater to leach out over time, to trickle into the environment, as compared with asphalt which sheets rain off the surface, all at once, to the lowest spot on the site. He reiterated that the site is a sensitive area near wetlands, and the Variance request is for a garage located in a wetlands buffer zone and in terms of the ordinances that is important to review and to understand. S. Alther continued that the proposed technology of how the pavers work is a good system for this particular site because a larger

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amount of water can be managed in a short amount of time, and it makes sense to remove asphalt and replace it with something better for the environment.

S. Alther presented the fact that the paver system does require maintenance, in terms of what gets put on the pavers and cleaning them so that the pavers maintain the filtration for which they are designed. He said that not only in commercial applications, but also in residential applications there is a maintenance plan associated with the pervious paver system. S. Alther proposed that if the Variance is approved, that a Maintenance Plan would be developed and could be kept on file to be verified in case questions arise in the future there will be a system in place on which to follow-up.

Chairman DeLeire stated that J. Augusta had previously informed him that he knows the applicant, so J. Augusta recused himself.

S. Alther presented calculations he derived from the manufacturer's information to identify how the pavers could manage the amount of rainfall typically accommodated. Data regarding typical rain events, and how much surface area is being accommodated by the pavers was calculated. He researched that Hampton Falls typically receives, on average approximately 1.54" of rainfall monthly, and the model he found was based on 0.6" so that was a little less than a half month and would be representative of a typical rain event. The calculations resulted in a need to accommodate 7.37 cubic feet of water based on typical rainfall statistics, and the pervious paver system could accommodate 11.44 cubic feet of water, so the proposed system can definitely handle a 0.6" rain event. Even with a manufacturer's 95% tolerance factor adjusted to 10.8 cubic feet of water, the 0.6" rain event is still accommodated.

S. Alther tested his model's calculations based on a 1" of water rain event, for comparison, and the calculation resulted in a need to accommodate 12.27 cubic feet of water to the pavers' ability to handle 11.44 cubic feet so in that rain event the paver system would almost keep up, but not quite.

Scenario / Rainfall & Cubic Ft Water	A	B
Amount of Rainfall, in inches (model)	0.60	1.00
Cubic feet of water generated	7.37	12.27
Pavers maximum cubic feet of water (100%)	11.44	11.44
Difference (100%)	4.07	-0.83
Manufacturer's tolerance factor adjustment of 95%	10.8	10.8
Difference (95%)	3.43	-1.47
Overall ability to handle rain event	YES	NO

S. Alther provided some recent context for rainfall quantities, and presented that the December 23, 2022, seacoast storm (over two days) was 0.9" day one and 1.1" day two, for a total rainfall of 2.0". He said that it was an interesting analysis for him to decide if there were enough pervious pavers being proposed for the site, and he determined that there were, given the asphalt that is being proposed to be removed.

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The second topic the ZBA asked S. Alther to look more deeply into was the site location of the proposed garage, and whether there were other locations on the site better suited for the proposed garage. He said that there is another location on the site that can be used on which to develop a garage, however it is located in the Flood Zone; whereas, the proposed garage location for the variance application is **not** located in the Flood Zone. He said that the proposed garage location is the best on the site because: it is not in the Flood Zone, it is the highest elevation on the site, and it does not encroach upon the existing septic tanks, leach field, and the lines that get to that leach field. Looking at a comparison of the two potential garage locations, in terms of access into the building from the garage, would be much more direct through a proposed attached mudroom with the proposed location, than a connected path closer to the wetlands, if the garage were located in the Flood Zone at the alternate location. In summary, S. Alther stated that the location analysis exercise was useful because it validated the proposed location of the garage in terms of: access to the existing building, potential future septic work to replace or fix anything the proposal does not interfere with those locations, the location is the highest part of the site, and they can remove some asphalt and replace with pervious pavers to allow rainwater to be filtered better than it is now.

Chairman DeLeire asked the applicant where does the water go now on site, and how will the run-off from the proposed garage roof affect the pavers and the water on site? S. Alther responded that currently rain water sheets off the existing driveway asphalt and some roof runoff in the direction of mostly North and some to the East, generally in the direction of Depot Road. His calculations included a reduction of 1,400-sqft of asphalt, from a total area of 2,500-sqft, which will result in less sheet flow and more filtration of rainwater. He also has the opportunity to include the runoff from the garage roof, by way of gutters and downspouts to direct that into the paver system.

S. Bryant asked about the concentration of the rainwater off the garage roof onto the two sides of the roof and how the applicant proposes to handle that increased concentration? S. Alther responded that a gutter and downspout system off the garage would connect with the pervious paver system to distribute the rainwater runoff. A. Dittami clarified that the downspout pipes would connect underground to the paver piping system, and the applicant responded yes.

Chairman DeLeire asked about the quantity of pavers chosen. S. Alther responded that he wanted to leave the driveway as asphalt for ease of maintenance, and then everything else will be either pavers or the proposed new garage building.

A. Dittami asked the size of the garage roof, and the applicant stated the garage is 36 x 26 so the approximate roof square-footage is 900 sqft. Additionally, A. Dittami asked if the pavers are not maintained, how quickly does their efficiency drop? S. Alther said that articles he read on the subject said that 3-5 years is typical to see a noticeable difference. He continued that the usual maintenance outlines were for the year, especially in New England after Winter to clean the top of the system from sand and salt (from Winter). Chairman DeLeire asked how the system is cleaned, and the response was to sweep the top and if the sand mix was missing, then it needs to be replaced. W. Vance asked which direction the proposed garage roof pitches, towards the

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pavers, or to the sides, and the response was to the sides so that the view from Depot Road toward the garage would be the gable end.

Chairman DeLeire asked M. Sikorski how does the Town “police” this type of system to ensure compliance with approvals? M. Sikorski responded that the Conditions of Approval would include the Maintenance Plan, as discussed earlier. M. Sikorski continued that scheduled checks could be made, or the owner could be required to document that maintenance is done, for example on April 1st annually, and then he (the Building Inspector) would have a reason to go and confirm the work. Chairman DeLeire asked about compliance of building to the Conditions of Approval by the ZBA, and M. Sikorski responded that the list of ZBA Conditions of Approval would be added into the file and incorporated into the list of inspections during construction.

S. Bryant asked if the garage to be built would be on slab or if there is going to be a basement, and the applicant responded slab. S. Bryant followed up asking what is the use proposed for the second floor of the garage, and the response was an office or a gym, or a bonus room for the owners with no bedrooms. S. Alther reviewed the steps the applicant has taken and plans to take moving forward, namely, that they first went to the Conservation Commission, and now they are before the ZBA, and afterwards they need to go to the NH DES who may have additional restrictions. S. Alther continued, adding to M. Sikorski’s comments regarding the Maintenance Plan, that the applicant would contract with a street sweeper company for the cleaning of the pervious pavers and obtain a report from that company stating that they provided the cleaning service on a particular date, and that protocols were followed, or the report would identify that they found a particular issue and that it was remedied, so the applicant can include that Maintenance Agreement into the record. Chairman DeLeire stated the challenge of the “policing” of this issue, especially if the property changes owners, etc. The applicant said that he hopes to continue working in this area for the next 10-15 years, and that he would be happy to follow-up every couple of years.

W. Vance stated that anything is better than the asphalt there now, especially so close to the wetlands. It was W. Vance’s opinion that everything that the applicant has studied, and the design of the pervious pavers is the answer.

A.Dittami asked if the asphalt there now was allowed during construction, or, if that house was proposed to be built there today, would that asphalt be allowed to be installed? S. Alther said that he believed the asphalt pre-dates the regulations about Coverage, and he surmised that NHDES looking at a hypothetical new construction in that location would probably say it is too close to the wetlands that NH DES would hypothetically require pavers. Chairman DeLeire suggested that under current guidelines that that the applicant hypothetically might not be able to build that house in that location today.

PUBLIC COMMENT: There was no Public Comment.

Chairman DeLeire had the Board move on to Deliberations:

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P. Young commented that the applicants already have a garage, so why is the ZBA contemplating the proposal, until she saw the photos of how high the water gets, and the photos showed what a low spot the current garage is in which may render that garage unusable in high water when it rains. For that reason, she stated that she is in support of the proposal.

Chairman DeLeire stated that he was happy to see the work the applicant accomplished in response to the questions of the board. The lot is clearly a unique lot with the constraints of the wetlands and the topography. He said that the lot probably could not be built on with today's regulations. He liked that the driveway is already present, and the existing water issue will be somewhat ameliorated by the proposed system, so he is in favor of the proposal.

S. Bryant stated that the applicant did a great job, and that the applicant allayed many of his concerns from the November ZBA meeting.

MOTION: To approve Case # 22-06: Application from Shannon Alther, TMS Architects, for a Use Variance to the terms of Zoning Ordinance Article III, Section 8.4.11, and asks that said terms be waived to permit new attached 3-car garage in area of existing asphalt and within 100' buffer zone, in Zone AR: Agricultural Residential, at property located at 51 Depot Road, Map 2, Lot 102.

MOTION: W. VANCE

SECOND: P. YOUNG

AMENDMENT TO THE MOTION: To add the following Conditions of Approval:

- 1) To include, by reference, the five (5) criteria as presented in the variance application, and as presented by the applicant at the ZBA meeting of 11/17/2022;**
- 2) To include, by reference, the plan dated 12/27/2022 by TMS Architects as presented to the ZBA tonight (01/26/2023), to be included with the Building Permit;**
- 3) A Maintenance Agreement, in conformance with the manufacturer's recommendations for frequency, as described tonight (01/26/2023) will be submitted as part of the Building Permit;**
- 4) Prior to issuance of a Building Permit, the gutter system on the building will be tied into the paver system subsurface, in conformance with the manufacturer's recommendations.**

AMENDMENT TO THE MOTION: J. DELEIRE

SECOND: S. BRYANT

4-YES, 0-NO, 1-ABSTAINED; MOTION PASSED

2)Case # 23-01: Application from Stephen and Jane Miller, for a Variance to the terms of Zoning Ordinance Article III, Section 7.2.1 and asks that said terms be waived to permit an Accessory Dwelling Unit (ADU), in Zone AR: Agricultural Residential, at property located at 38 Depot Road, Map 8, Lot 83-10.

Chairman DeLeire invited the applicant to provide some context for the Board as to why they are making their application for a Variance, and then to go through the five criteria as detailed in their application.

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Stephen Miller presented that he and his wife, Jane Miller, bought the house in June 2022. He said that they have a disabled (adult) daughter, and the house met the criteria to be able to have their daughter rent the main part of the house from them, for her and her live-in caregiver, and then he and his wife would live in the ADU on the property, to be close for respite and back-up care when needed for the caregiver. He stated that the property was perfect for this scenario with a large room over the garage that was finished but not used. He continued that contractors he approached about potentially finishing off the space above the garage told him to resolve the septic issue first, before talking about the design/layout of the space, as he added that they want to add a kitchen and a bathroom in the ADU space.

S. Miller stated that he asked the Realtor, prior to purchasing the property, to show him the approved septic plan, which was dated 1992. Due to the fact that the Millers want to add a kitchen and bathroom to the ADU, that consisted of *an expansion of use*, so the applicant had to come up with a Shelf Plan for the septic system. S. Miller hired Septic Design of NH to dig test pits that were observed by Mike Cuomo of RCCD who determined that the depth to water table was less than two-feet, and that he was going to fail the test pit test. Additionally, it was determined that the property was entirely filled, and was built in a low spot in the neighborhood. S. Miller said that Septic Design of NH was able to design a good shelf plan to treat the sewage, but there is no way they can meet the two-foot separation requirement because of the extensive fill on site, so that is why S. Miller needs the Variance from the Town requirement of the two-foot separation from native soil to the depth of the seasonal high water table.

S. Miller stated that the current septic system is a gravity system. He stated that the new system is going to be pumped to the highest location on the lot and will be a better system than the gravity system (but he is hoping that he won't have to build it because it will be fairly expensive). He believes that the design of the shelf plan would be approved by the State, but for the two-foot separation issue.

Chairman DeLeire asked for clarification on whether this application was in fact one or two applications. S. Miller said that he completed one Variance application for the ADU. R. Webb confirmed the Variance application was for the ADU, and that includes an appropriate septic system, and M. Sikorski agreed. M. Sikorski said that the Variance request encompasses the shortfalls of the septic system, and it also encompasses the excess square footage that is already allocated to the space that would (by common sense) become the ADU. M. Sikorski clarified that there are two aspects of the septic system that were criteria of the denial from RCCD, namely the two-foot separation, and the 5,000 sqft septic reserve area. S. Miller said that his septic designer is available to answer questions, and he was invited to participate.

Jason Robidoux, Septic Design of NH, described the system as a Geomatrix Stone Trench (GST) leach field. He stated that this system is best for maximizing the distance to wetlands, and being able to fit within the 50ft setbacks of the property. The system is able to utilize sidewall heights, so it can go up and thereby minimize the amount of square footage needed, as compared with a traditional stone and pipe leach field which is spread out over a large area and is relatively flat.

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Chairman DeLeire asked J. Robidoux what is it that is unique about this system, and what does the applicant need relief from? J. Robidoux responded that since the Millers are applying for an ADU, the owners need a State Approved septic design to determine that the lot has enough usable land to install the septic system. For Hampton Falls, the owners need a minimum two-foot separation between natural soil over the seasonal high water table. None of the test pits had two-feet of natural soil over the water table. S. Bryant asked what the septic designer did find. The response was that Test Pit 4 was the best result, as it was five-feet to the seasonal high water table, but there was no native soil, it was all fill. Chairman DeLeire asked if it was a proposed mounded system and if there was going to be a pump, and the response was yes, to both. J. Robidoux stated that the finished grade would be approximately 1-1/2 feet above the existing grade. The existing system was sized for a single-family home plus a one-bedroom ADU, for a total of four bedrooms. The state regulations have changed so that the ADU requirement is now for a 1-1/2 bedroom.

P. Young clarified that the Shelf Plan is only used if the current septic system fails, but the owner would still have to come to the ZBA for relief to build the Shelf Plan anyway because there is no place on the site where the system could go based on the Hampton Falls regulations, and J. Robidoux agreed. M. Sikorski interjected that that is not always the case, as when there is no *expansion of use*, he can waive some marginal items to install a replacement system, with coordination with M. Cuomo. He continued that it is when there is a proposed *expansion of use* that the requirement is for the applicant to apply to the ZBA.

There was discussion around the references to cite when the members are ready to make a Motion, as under Section 7.2 the ADU section of the Zoning Ordinance there were two sections referenced, namely: Section 7.2.1.2 regarding the living area not exceeding 750 sqft, where the applicant has 890 sqft of space existing; and Section 7.2.1.6 regarding that there are adequate septic facilities to meet Town and State standards. The Zoning Ordinance states that the Building Code must be complied with, where regarding septic approvals are the requirements for the two-foot separation and the 5,000 sqft septic reserve area within the Building Code.

S. Miller presented his Variance application, in terms of the ZBA's five criteria, in terms of the septic requirement application for the ADU, section 7.2.1.6, as follows:

- 1) The Variance will not be contrary to the public interest: S. Miller stated that his understanding of the public interest would mean making sure that the environment doesn't receive incorrectly treated sewage into the waterways. The Shelf Plan is a better design than the current existing septic system. M. Cuomo said that the new system (if they ever had to install it) would provide better treatment than the current septic system. S. Miller does not feel it would be contrary to public interest to allow the waiver of the two-foot separation requirement.
- 2) The spirit of the ordinance is observed: S. Miller said that he had a little trouble with the spirit of the ordinance because he was not sure of the purpose of the two-foot regulation, other than he suspected that it was to prevent development in unsuitable areas. In this case the development has already occurred, and he is proposing to expand the use a little bit by putting in the ADU.

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The building was built with the intention of having an ADU, the prior owners just never followed through on it.

3) Substantial justice is done: S. Miller was not aware of the fill and the two-foot rule when they bought the house. If the ZBA can grant the Variance, then it will allow his reasonable expectations to be met without any risk to the neighbors or to the environment. S. Miller said that he spoke with one of the neighbors about his plans, who offered to come to the ZBA meeting to speak in favor but S. Miller told him that he did not think it was necessary. S. Miller stated that he did not think that anyone would notice if they had to build the Shelf Plan system.

4) The values of surrounding properties are not diminished: S. Miller reiterated that he does not believe that anyone would notice if the Shelf Plan system were built. If they had to build the Shelf Plan it would provide better treatment than the septic system currently in place.

5) Literal enforcement of the provision of the ordinance would result in an unnecessary hardship, owing to the special conditions of the property that distinguish it from other properties in the area: S. Miller's lot is fairly unique in the subdivision. The lot is on Coach Lane, but their address is on Depot Road. He stated that he thinks they may be the only lot with extensive fill on it. He said that any other house in that neighborhood could come in and get an ADU and expand the use and get a Shelf Plan and not have to worry about the two-foot rule. He said that he will be the only one in the subdivision who will be limited if the ZBA does not waive the rule, and he said that they are somewhat unique in that circumstance.

PUBLIC COMMENT:

Pushpa Mould, 42 Coach Lane, asked what happens to the old septic system if/when the Shelf Plan is built? J. Robidoux explained the State rules for a failed septic system are that once it gets disconnected from the plumbing for two weeks, then the leach field is no longer considered contaminated nor damaging to the environment. The existing septic tank would be pumped and crushed in place.

David Mould, 42 Coach Lane, asked where the location of the new septic would be located on the site, and M. Sikorski provided a plan to reference and J. Robidoux indicated for D. Mould the location. J. Robidoux said that typically a State septic requirement set-back is ten-feet to the property line, but in Hampton Falls, because of the fifty-foot setback requirements, there is a much greater separation between systems on neighboring properties. D. Mould stated that they own two parcels, and the vacant parcel is in between, so there is plenty of space. He asked for clarification to whether S. Miller would be required to build the new system or continue using the existing system. Chairman DeLeire explained that if approved, the septic design would be a Shelf Plan to be used only if/when the current septic system fails.

Chairman DeLeire closed the Public Hearing.

J. Augusta addressed S. Miller saying that what he is proposing to do is very admirable, taking care of his daughter. Additionally, he stated that he does not think that the Shelf Plan will ever be used.

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Chairman DeLeire said that he is in favor of the proposed Shelf Plan, that it would be a better system than what is there currently. In terms of the square footage of the ADU, he said that due to the slanted ceilings, not all of that square footage would be usable. S. Miller stated that when they are done adding in storage/closets that the net usable square footage may end up being closer to 750 sqft.

P. Young said that she thought it was important to have an apartment or an accessory unit because in Rockingham County or in Hampton Falls especially, there are not many. She continued that she does not have a problem with the extra square footage in the ADU as it was already planned to be that use, and the space is already built.

S. Bryant stated that he does not have any problem with the proposal.

MOTION: To approve Case # 23-01: Application from Stephen and Jane Miller, for a Variance to the terms of Zoning Ordinance Article III, Section 7.2.1 and asks that said terms be waived to permit an accessory dwelling unit (ADU), in Zone AR: Agricultural Residential, at property located at 38 Depot Road, Map 8, Lot 83-10, with the following Conditions of Approval:

- 1) that the area requirements of Section 7.2.1.2 allow the 750 sqft requirement to be expanded for this Variance to 890 sqft. as shown on the plans and as discussed on the submittals made by the applicant; and,
- 2) that the requirements of Section 7.2.1.6 allow the septic plan as presented be approved and accepted as satisfying the terms of the ordinance; and,
- 3) that there will be no changes to the construction of the septic plan or to the ADU beyond that which was presented to the board tonight; and,
- 4) that the five criteria, as presented by the applicant, be incorporated into this decision.

Finding of Fact: A) There was no way for the applicant to know the condition of the soils when he bought the house, because it was all subterranean, and no seller would let you dig it up prior to purchase. B) Both RCCD and the Septic Designer here tonight both said that the proposed Shelf Plan would as good, if not better, than the existing system; therefore there is no adverse impact.

MOTION: A. DITTAMI

SECOND: J. DELEIRE

4-YES, 0-NO, 1-ABSTAINED; MOTION PASSED

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: 11/17/2022

MOTION: To approve the meeting minutes from 11/17/2022.

MOTION: A. DITTAMI

SECOND: J. DELEIRE

4-YES, 0-NO, 1-ABSTAINED; MOTION PASSED

A.Dittami stated that there are a number of cases potentially coming to the ZBA from the Planning Board, so he asked if it would be appropriate to have someone from the ZBA to sit in

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on the Planning Board meetings to find out what is going on, or to ask someone from the Planning Board to come to the ZBA meeting to explain the background of the cases?

P. Young responded saying isn't that the purpose of the Minutes? A. Dittami said that we could volunteer and that the more information they have the better. S. Bryant asked when the Planning Board meets, and R. Webb responded the 4th Tuesdays at 7pm. A. Dittami said that he wants to be appropriately prepared. W. Vance asked if we could ask any questions at the Planning Board meeting, and J. Augusta responded during Public Comment. R. Webb responded that if a ZBA member commented at a Planning Board meeting, that they could only do so as a resident, and not make comments as representing the opinion of the ZBA as a whole, only as an individual resident. A. Dittami thanked R. Webb for sending the Minutes of the Planning Board meetings to the ZBA, and W. Vance agreed. J. Augusta suggested that the ZBA could invite a Planning Board member to attend a ZBA meeting and to comment in an official capacity. Chairman DeLeire said that ZBA members would need to be careful what they said at a Planning Board meeting. S. Bryant said that ZBA members could read the Minutes of the Planning Board, and P. Young agreed.

R. Webb suggested that people could also watch any meeting they wanted by going on the website www.townhallstreams.com and clicking on the drop down menu to select Hampton Falls, then choosing either: Zoning Board, Planning Board, Board of Selectmen, or Recreation Commission to watch a particular date over the past several years.

E. OTHER BUSINESS: There was no other business.

F. COMMUNICATIONS TO BOARD MEMBERS: There was no communications to Board members.

G. ADJOURN

MOTION: To adjourn the Zoning Board of Adjustment at 8:25 PM.

MOTION: J. DELEIRE

SECOND: S. BRYANT

UNANIMOUS

The next meeting of the Hampton Falls Zoning Board of Adjustment is scheduled for Thursday, February 23, 2023, at 7:00 PM at Hampton Falls Town Hall.

Zoning Board of Adjustment Minutes prepared by Rachel D. Webb, Assistant Administrator.