

TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD



603-926-4618

HAMPTON FALLS, NH 03844

To: Governor Kelly Ayotte; Representative Susan Porcelli; Representative JD Bernardy; Senator Debra Altschiller; Representative Joe Alexander, Chair of NH House Housing Committee; Representative Brian Cole, Vice-Chair of NH House Housing Committee; Senator Daniel Innis, Chair of NH Senate Commerce Committee; and Senator Denise Ricciardi, Vice-Chair of NH Senate Commerce Committee.

From: Board of Selectmen, Town of Hampton Falls: Mark R. Lane, Chairman; Edward B. Beattie, Vice-Chair; and Lou Gargiulo, Selectman.

CC: Rachel D. Webb, Town Administrator, Town of Hampton Falls, NH

Date: April 10, 2025; sent By EMAIL

The Hampton Falls Board of Selectmen, opposes the 5 Senate bills and 7 House bills, as brought to their attention by State Representative Susan Porcelli. Specifically, the bills are:

Senate Commerce Committee:

- HB 382, regarding Parking space requirement change, from 1.5 to 1 space per unit.
- HB 410, regarding Limiting local authority, Prohibiting residential use in commercial areas, and prohibiting any lot size requirement.
- HB 577, regarding Expansion of ADUs “by right”.
- HB 631, regarding Requires municipalities to permit multi-family residential on commercial land.
- HB 685, regarding Requires manufactured housing must be permitted in all residential zones.

House Housing Committee:

- SB 84, regarding Lot size mandate.
- SB 163, regarding Eliminates building permit moratoria.
- SB 170, regarding Requires municipalities to locate utilities in perimeter buffers of subdivisions.
- SB 174, regarding Prohibits Planning Boards to consider number of bedrooms of development.
- SB 281, regarding Requires allowance of building to be constructed adjacent to Class VI roads.
- SB 283, regarding Floor-area ratio mandate.
- SB 284, regarding Parking space mandate limit to one per unit.

The purpose of this letter is to express opposition to all twelve (12) proposed bills. The Hampton Falls Board of Selectmen are of the opinion that these proposed bills will negatively impact a local municipality’s ability to locally control zoning and development decisions for the benefit of, and in the best interests of the local community. They firmly believe that local officials (elected or appointed) to act within their local community are best equipped to make local land use and local zoning decisions that are relevant for their local community. In fact, these local officials are best equipped with local knowledge to make those local land use and development decisions.

A vote NO, on the above listed bills, is a vote YES for **local** control to keep **local** land use and development decisions under the auspices of **local** New Hampshire municipalities.

Sincerely,

Rachel D. Webb

Town Administrator; Town of Hampton Falls

townadministrator@hamptonfalls.org; 1-603-926-4618 x 103

T:TA/BOS/2025-04-10 Letter from BOS opposing 12 proposed bills