



Meeting Minutes
North Hampton Planning Board
Tuesday, April 4, 2017 at 6:30pm
Town Hall, 231 Atlantic Avenue

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

In attendance: Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Dan Derby, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Chair Harned called the meeting to order at 6:35pm.

I. Other Business

1. Workforce Housing Declaration.

The Board continued its review from the last meeting of Workforce Housing Needs Assessment data created by the RPC in an effort to determine if North Hampton is providing its fair share of the region's workforce housing.

Mr. Harned stated that, in order to evaluate if a project may take advantage of the incentives contained within the Inclusionary Housing section of the Zoning Ordinance, the Planning Board must declare whether or not the Town is meeting its fair share obligation. Mr. Harned asked the Circuit Rider Planner if the Town of North Hampton is in compliance with the state regulations.

Ms. Rowden stated that the data shows that the Town of North Hampton is in compliance with state law. The Town is exceeding its estimated fair share by approximately 12 housing units. However, the figures are within the margin of error for the type of statistical analysis performed. Ms. Rowden suggested that the Planning Board declare that the Town is not in compliance with the regulations in order to allow someone to submit an application under the Inclusionary Housing Ordinance provisions; thereby providing incentives to meet the workforce housing needs of the region.

Ms. Monaghan asked for some background information regarding the data and previous Board decisions on the matter.

Ms. Rowden stated that the 2014 figures are the most current data available. Using the 2014 data, the Planning Board declared in 2015 that the Town was in compliance with the state regulations.

The Board discussed how many households which are not classified as workforce housing need to be added to the total number of households figure in order for the Town not to be in compliance with the state regulations. The Board came to a consensus without objection that approximately 28-29 additional households would need to be added for the Town not to be in compliance with the state regulations.

Mr. Wilson stated that he was not in favor of the Board declaring that the Town was not in compliance with the state regulations when the data shows that the Town complies with the state regulations. If the Board received an application seeking to take advantage of the Inclusionary Housing provisions of the Zoning Ordinance in the future, the Board could revisit the issue.

Ms. Monaghan moved that the Planning Board declares that the Town of North Hampton is in compliance with State of NH RSA's regarding Workforce Housing by meeting its fair share of the region's workforce housing needs. Second by Mr. Maggiore. The vote was unanimous in favor of the motion (5-0).

2. Review of proposed Storm Water Management regulations.

Ms. Rowden stated that she made changes to the proposed stormwater management regulations based on the Board recommendations made at the last review session. She sent a draft of the regulations to the Town Engineer to receive his comments or suggestions.

3. Review of potential 2018 Zoning Ordinance amendments.

Ms. Monaghan reviewed the proposed meeting schedule for discussion of proposed 2018 Zoning Ordinance amendments.

Mr. Maggiore stated that he had received some inquiries regarding businesses being open 24 hours a day – 7 days a week. He stated his lighting, noise, and safety concerns regarding 24/7 hours of operation for businesses. He asked if the Board wished to consider the issue as part of its Zoning Ordinance review process.

The Board came to a consensus without objection to have Mr. Maggiore research the 24/7 hours of operation issue and present a proposal to the Board.

4. Minutes.

Mr. Harned presented the minutes of the March 21, 2017 Planning Board meeting.

Ms. Monaghan moved that the Planning Board accept the minutes of the March 21, 2017 Planning Board meeting as written. Second by Mr. Derby. The vote was unanimous in favor of the motion (5-0).

5. Correspondence.

Mr. Milner provided the Board with an update regarding the February 2017 groundwater monitoring report for Hampton Airfield. The Board discussed options to strengthen requirements for groundwater monitoring to prevent contamination before it occurs, rather than detect contamination after it occurs.

The meeting was adjourned at 7:22pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary