



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, February 21, 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:** Nancy Monaghan, Vice Chair; Members Phil Wilson, Dan Derby, Josh Jeffrey, Terry Belluche, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

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

**I. New Business**

**1. Committee Updates**

Mr. Wilson stated that the Economic Development Board will meet on March 7.

Mr. Maggiore provided an update regarding meetings to discuss the Coakley Landfill situation.

Ms. Rowden provided an update regarding most recent hazard mitigation plan meeting. Maps detailing known hazard areas and vulnerable populations were reviewed at the meeting. The group continued its comprehensive evaluation of past and proposed strategies for hazard mitigation.

**II. Other Business**

**1. Town of North Hampton, NH** review of proposed Stormwater Management regulations.

Ms. Rowden continued her presentation regarding proposed stormwater management regulations intended to enhance the regulations already contained within the Town of North Hampton Site Plan Regulations.

Ms. Rowden asked the Board for guidance regarding the following subjects:

a. Minimum threshold for application of stormwater management regulations.

Ms. Rowden explained that the minimum threshold referred to the amount of land area disturbed by a proposed development including buildings, parking areas, and impervious surfaces. Some reference models indicate that a threshold of 5,000 square feet may capture 80 percent of targeted properties; while a threshold of 20,000 square feet may capture 50 percent of targeted properties. Ms. Rowden suggested 10,000 square feet as an appropriate minimum threshold figure.

Mr. Wilson stated that the lot size or amount of disturbed area may not be sufficient criteria to adequately evaluate the triggering of the stormwater regulations. Other conditions and mitigation factors may need to be applied which consider contamination filtration effectiveness in addition to flow amounts.

Mr. Derby stated that 10,000 square feet seemed to be an appropriate minimum threshold figure in order to capture more projects. The waiver process is always available for applicants who do not feel that their projects may comply with certain regulations.

The Board came to a consensus without objection to use 10,000 square feet of disturbed area as the minimum threshold for application of the proposed stormwater management regulations.

b. Off-site mitigation.

Ms. Rowden explained that, if a site is not large enough to install appropriate stormwater mitigation systems on the site itself, the site plan may indicate the creation of stormwater mitigation systems at another location in order to comply with the regulations. She asked if the Board was in favor of allowing off-site mitigation.

Mr. Wilson stated that it may not be a good idea to allow off-site mitigation. Contamination could still occur on the site itself and not be adequately treated. The effectiveness of water filtration strategies within the regulations should be considered along with the effectiveness of managing water flow volumes. If a site does not have enough area to provide space for an appropriate stormwater mitigation system, then the site should not be developed any further.

Mr. Derby stated that off-site mitigation may provide benefits to other watershed areas that outweigh a particular site's stormwater issues.

Mr. Jeffrey stated that the preferred method would be to treat the stormwater on the site itself.

Mr. Wilson suggested that the proposed stormwater regulations not allow off-site mitigation except by the granting of a waiver.

Ms. Monaghan agreed that off-site mitigation should not be allowed except by the granting of a waiver.

Mr. Wilson stated that the proposed stormwater regulations are relaxing restrictions already in place in the current regulations. The proposed revisions may not be necessary.

Mr. Belluche suggested that the Board allow some flexibility in the stormwater regulations that create more favorable conditions (such as less excessive costs) for development.

The Board came to a consensus without objection that the proposed stormwater regulations will not allow off-site stormwater mitigation except by the granting of a waiver by the Planning Board.

c. Post-construction monitoring.

Ms. Rowden explained that monitoring of a stormwater mitigation system to ensure in future years that the system is functioning in compliance with the approved stormwater management and sediment and erosion control plans was included in the proposed stormwater regulation. Two methods to ensure compliance are:

- i. The Town Engineer shall have site access to complete routine inspections. An escrow account funded by the property owner will be established to pay for time spent inspecting the site and preparing reports.

- 92           ii. The property owner shall provide a report every year indicating that the stormwater mitigation  
93           system is functioning properly.  
94

95 The Board came to a consensus with two dissenting opinions to require the property owner to submit a  
96 report on a yearly basis indicating that the stormwater mitigation system is functioning properly.  
97

98 **2. Town of North Hampton, NH** review of RPC Regional Transportation Projects and Priorities.

99 Mr. Derby suggested that needed improvements to the intersection of Atlantic Avenue and Route 1  
100 should be brought to the attention of the RPC. Increased visibility to the traffic problems of this area  
101 may spark discussion regarding adding this intersection to the list of project priorities. Mr. Derby also  
102 suggested the Post Road-Hobbs Road-Exeter Road intersections be included in the Town's response to  
103 the RPC's transportation issues inquiry.  
104

105 **Mr. Derby moved that the Planning Board authorize Dan Derby to fill out and submit the appropriate**  
106 **form requesting that the Rockingham Planning Commission regional transportation group review:**

107       a. intersection of Atlantic Avenue (Rt. 111) and Lafayette Road (Rt. 1)

108       b. area encompassing Post Road-Hobbs Road-Exeter Road intersections

109 **and respond to the Town of North Hampton with comments regarding possible traffic improvements**  
110 **for these areas in conjunction with long range regional transportation planning.**

111 **Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).**  
112

113 **3. Town of North Hampton** review of potential 2018 Zoning Ordinance amendments.

114 Mr. Maggiore presented updates regarding proposed State of NH legislation regulating short-term rental  
115 units. Mr. Maggiore stated his concern that some proposed legislation may eliminate local control over  
116 short-term rental units. However, there is nothing to react to at this time because the proposed  
117 legislation has either died or been placed in a study group phase.  
118

119 Ms. Rowden stated that any proposed medical marijuana zoning ordinance is not necessary at this time  
120 due to the fact that the maximum number of facilities allowed by state law have already been  
121 established.  
122

123 The Board discussed several zoning ordinance priorities for the upcoming year and assigned projects to  
124 Board members.  
125

126 **4. Minutes.**

127 Ms. Monaghan presented the minutes of the February 7, 2017 Planning Board meeting.

128 Mr. Wilson requested that line 50 in the February 7, 2017 draft minutes be corrected to indicate the  
129 following:

130 "Mr. Batchelder replied that he intended to provide service to all equipment that he sold."

131 **Mr. Wilson moved that the Planning Board accept the minutes of the February 7, 2017 Planning**  
132 **Board meeting as amended. Second by Mr. Derby. The vote was 4-0-2 in favor of the motion with Mr.**  
133 **Jeffrey and Mr. Belluche abstaining.**  
134

135 The meeting was adjourned at 8:30pm without objection.

136 Respectfully submitted,

137 Rick Milner

138 Recording Secretary