



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, August 16, 2016 at 6:30pm
Town Hall, 231 Atlantic Avenue

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

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12 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Dan Derby, Phil Wilson, Terry
13 Belluche, and Jim Maggiore, Select Board Representative; Rick Milner, Recording Secretary.

14

15 Vice Chair Monaghan called the meeting to order at 6:36 pm.

16

17 **I. New Business**

18 **1. Committee Updates**

19 **a. Long Range Planning (LRP) –**

20 Mr. Derby stated that he met with Library representatives to discuss distribution of the town-wide
21 survey to the email addresses in the Library's database.

22 **b. Application Review Committee (ARC) –** No report.

23 **c. Rules and Regulations/Procedures –** No report.

24 **d. Sign Ordinance ad hoc Committee –**

25 Ms. Monaghan noted that the proposed sign ordinance zoning amendment has been sent to Town
26 Counsel for review. The Sign Ordinance Committee may need to meet to discuss Town Counsel's
27 comments prior to the September 20 public hearing to consider approval of the sign ordinance
28 amendment by the entire Board.

29 **e. Capital Improvement Plan (CIP) –**

30 Ms. Monaghan stated that the CIP Committee work is almost done.

31 **f. Economic Development Committee –**

32 Mr. Wilson stated that the Economic Development Committee is scheduled to meet at the end of
33 August.

34 **g. Select Board –**

35 Mr. Maggiore stated that the Planning Board should anticipate receiving a cell tower construction site
36 plan application in the next month or two. Mr. Maggiore also provided an update regarding a proposed
37 safety center facility for the Town of North Hampton. The update included a history of the Select
38 Board's process of evaluating proposals and information regarding a possible future location along
39 Route 1 for the proposed safety center.

40 **h. RPC Circuit Rider –** No report.

41

42 **II. Other Business**

43 **1. Town of North Hampton, NH review of 2017 zoning ordinance amendment proposals.**

44 Ms. Monaghan stated that discussion of the proposed elderly facility ordinance would be moved to the
45 September 20 work session.

46

47 Mr. Maggiore provided an update regarding a proposed solar array equipment/facility ordinance. Mr.
48 Maggiore stated that he and Mr. Jeffrey were comfortable with language associated with definitions and
49 roof top designs. However, more work was needed regarding the issues presented by ground-based
50 solar equipment gardens/facilities.

51

52 Mr. Belluche stated that he is in favor of a land owner being able to use his land as he chooses. Mr.
53 Belluche questioned whether a solar array zoning ordinance is necessary and if the town has the right to
54 control construction of solar arrays.

55

56 Mr. Maggiore explained that the Town must balance the rights of the property owner with the rights of
57 neighbors. The Town must properly define terms and establish efficient procedures for solar array
58 construction. Areas which need further review include:

- 59 a. Screening – what is appropriate to protect the aesthetics of a residential neighborhood and
60 surrounding property values
- 61 b. Setbacks – what is appropriate for this type of construction as it relates to currently established
62 structural setbacks
- 63 c. Scope of construction – what is appropriate construction for personal residential use and what
64 type of construction is a commercial operation.

65

66 Mr. Wilson stated that the Planning Board should not be involved in regulating solar array construction
67 for personal use. However, the Board should be involved in defining zoning parameters for a commercial
68 solar operation.

69

70 Mr. Derby presented initial revisions to the definitions section of the zoning ordinance based on the
71 Board's discussion at the last work session and work done by other Planning Board committees.

72

73 After discussion regarding definitions for building height and lot, the Board came to a consensus without
74 objection to continue the review of proposed definitions at the September 20 work session.

75

76 **2. Town of North Hampton, NH review of NHMA 2017-2018 Legislative Policy Process.**

77 Mr. Maggiore stated that the Select Board supported all of the action policies listed in the NHMA
78 legislative policy document. Mr. Maggiore highlighted the following actions:

- 79 a. raising the monetary threshold for municipal project performance guarantees
- 80 b. promoting legislation which encourages cooperation between municipalities for their mutual
81 benefit
- 82 c. establishing legislation which promotes input from neighboring communities during the review
83 process for site plans and other significant projects.

84

85 **3. Town of North Hampton, NH review of Rockingham Planning Commission (RPC) Circuit Rider Planner** 86 **contract.**

87 Ms. Monaghan presented a contract for circuit rider planner services in the amount of \$18,042.00
88 approved by the Select Board. Ms. Monaghan explained that the contract included a line for the
89 Planning Board Chair's signature.

90

91 **Mr. Wilson moved that the Planning Board authorize the Chair to sign the contract for circuit rider**
92 **planner services provided by the Rockingham Planning Commission. Second by Mr. Derby. The vote**
93 **was 5-0-1 in favor of the motion with Mr. Belluche abstaining.**

94

95 **4. Minutes.**

96 Ms. Monaghan presented the minutes of the August 2, 2016 Planning Board meeting.

97

98 Mr. Wilson requested that the minutes be corrected to indicate that condition (d) in the conditional
99 approval for the 112 and 116 Mill Road lot line adjustment application is as follows:

100 “d. Applicant shall submit evidence of receipt of all required federal, state, and local permits including,
101 but not limited to, NHDOT driveway and NHDES subsurface system approvals and shall note their
102 numbers, as appropriate, on the recorded page of the plan.”

103

104 Mr. Maggiore requested that the minutes be corrected to indicate the following regarding the Board’s
105 discussion of the Throwback Brewery site plan:

106 “Mr. Maggiore recused himself from the Board.”

107

108 **Mr. Harned moved that the Planning Board accept the minutes of the August 2, 2016 meeting as**
109 **amended. Second by Mr. Belluche. The vote was 5-0-1 in favor of the motion with Mr. Derby**
110 **abstaining.**

111

112 **5. Correspondence.**

113 Mr. Harned presented correspondence from the Town Administrator regarding preparation of the 2017-
114 2018 operating expenses budget. Mr. Harned suggested that Board members review whether any funds
115 should be included in the operating budget to cover expenses for special Planning Board projects.

116

117 The meeting was adjourned at 8:16 pm without objection.

118

119 Respectfully submitted,

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121

122

123 Rick Milner

124 Recording Secretary