



Meeting Minutes
North Hampton Planning Board
Tuesday, March 1, 2022 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 (electronic connection); Nancy Monaghan, Vice Chair; Members Phil Wilson, Lauri Etela, Valerie Gamache, and Jim Maggiore, Select Board Representative; Alternate Member Rob Omberg; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

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

Mr. Omberg seated for Mr. Kroner.

Mr. Wilson moved that the Planning Board allow Mr. Harned to participate in the meeting by electronic connection. Second by Mr. Etela. The roll call vote was unanimous in favor of the motion (6-0).

I. Old Business

1. Case #21:22 – Applicant: Prince Corner Garage, P.O. Box 1351, North Hampton, NH 03862. The Applicant requests a Site Plan Review to amend previous site plan approval with a change of use and site improvements. The Applicant also requests a Conditional Use Permit to allow proposed uses within the Aquifer Protection District. Property Owner: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH 03862. Property Location: 50-52 Lafayette Road, North Hampton, NH 03862; M/L: 008-024-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

In attendance for this application:

Greg Bauer, property owner.

Mr. Bauer addressed the Board. Mr. Bauer requested that the Planning Board continue consideration of the application to the April 5, 2022 Planning Board meeting date due to the continuation of the Zoning Board of Adjustment (ZBA) case associated with the 50-52 Lafayette Road project to March 22, 2022.

Mr. Wilson moved that the Planning Board continue Case #21:22 to the April 5, 2022 meeting date. Second by Ms. Gamache. The roll call vote was unanimous in favor of the motion (7-0).

II. New Business

1. Town of North Hampton, NH – Discussion of proposed Master Plan Coastal Hazards and Adaptation Chapter.

Ms. Rowden presented a draft version of the proposed Master Plan Coastal Hazards and Adaptation Chapter created by the collaborative efforts of Rockingham Planning Commission staff, UNH Cooperative Extension staff, and Town of North Hampton Steering Committee members comprised of Town residents and Town Administration staff. The document detailed past storm and flooding events that have adversely impacted Town of North Hampton infrastructure, natural resources, and public and private structures. The document further detailed goals, strategies, and action plans to protect the Town of North Hampton from adverse impacts associated with future coastal hazards, climate change, and sea level rise.

Ms. Rowden noted that the Coastal Hazards and Adaptation Chapter included information from previous actions taken by the Town of North Hampton such as:

- a. 2015 Sea Level Rise and Storm Surge Vulnerability Assessment,
- b. 2018 Natural Hazard Mitigation Plan,
- c. 2021 Natural Resource Inventory, and
- d. updates to Floodplain Development section of the Zoning Ordinance.

Ms. Rowden also noted that data from the following sources has been included in the document:

- a. 2015 State of NH Fish and Game Sea Level Affecting Marshes Model,
- b. 2019-2020 New Hampshire Coastal Flood Risk Summary, and
- c. 2022 New Hampshire Seacoast Transportation Corridor Vulnerability Assessment.

The Board came to a consensus without objection that Board members will individually review the document and submit suggested revisions to Ms. Rowden in a timely manner prior to further review of the document by the full Board at the March 15, 2022 work session.

III. Other Business

1. Minutes.

Ms. Monaghan presented the minutes of the February 15, 2022 meeting.

Mr. Maggiore moved that the Planning Board accept the minutes of the February 15, 2022 meeting as written. Second by Mr. Wilson. The roll call vote was 6-0-1 in favor of the motion with Mr. Omberg abstaining.

The meeting was adjourned at 7:35pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary