



Meeting Minutes
North Hampton Planning Board
Tuesday, April 2, 2024 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: Phil Wilson, Chair; Rob Omberg, Vice Chair; Members Shep Kroner, John Sillay, and Jennifer Kotzen and Jim Maggiore, Select Board Representative; Alternate Member Susan McCullom-Barry; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Chair Wilson called the meeting to order at 6:35pm.
Ms. McCullom-Barry seated for Ms. Monaghan.

I. New Business

1. Case #24:04 – Applicants: Jeffrey Eiras, 22A Lafayette Road, North Hampton, NH, 03862 and New England Shedworks Solutions, LLC, 1017 Highland Drive, Epsom, NH 03634. The Applicants request a Preliminary Consultation to discuss approval process for proposed shed display and sales business on 22 Lafayette Road site. Property Owner: 22 Lafayette Road, LLC, 22A Lafayette Road, North Hampton, NH 03862. Property Location: 22 Lafayette Road, North Hampton, NH 03862; M/L: 003-099-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Jeffrey Eiras, property owner; Eric Alexander, applicant.

Mr. Wilson noted that the current discussion was a non-binding preliminary consultation of a basic concept in general terms.

Mr. Eiras addressed the Board. Mr. Eiras presented a site drawing for the 22 Lafayette Road property which included the following:

- a. proposed locations for placement of 20 accessory, residential style shed displays,
- b. proposed locations for 16 parking spaces,
- c. proposed travel lanes and driveway access/egress
- d. proposed location for a portable sanitary facility,
- e. lot line structure setbacks, and
- f. existing buildings, landscape areas, and businesses.

Mr. Eiras explained that he and Mr. Alexander were seeking the Board's guidance regarding the appropriate procedure for allowing New England Shedworks Solutions, LLC to sell and keep an inventory of up to 20 sheds on a vacant gravel area at 22 Lafayette Road once occupied by a previously demolished car wash building. Mr. Eiras presented photos which depicted the proposed site location, samples of a typical shed to be sold on the property, and examples of how the sheds would be displayed on the property.

Mr. Eiras further explained that:

- a. The sheds will be stored on skids to mitigate stormwater runoff from the sheds.

- b. The business will have 1-2 employees at any one time.
- c. The shed business site will have no power, water supply, overhead or parking lot lighting, or added utilities.
- d. Security cameras will be added to the site. All shed inventory will be locked during non-business hours.
- e. The existing driveway construction and stormwater drains on the site will remain intact.
- f. The existing driveway entrance/exit on the site will be used. The business anticipates less than 20 customers per day.
- g. The proposed shed sales business will be open seven days per week only during daylight hours.
- h. Trash will be disposed of off-site daily.
- i. The existing street sign on the property will be used to advertise the shed sales business location. The sign will not be lit.

Mr. Eiras presented letters from the Town of North Hampton Fire Department and other condominium association owners of 22 Lafayette Road property approving of the proposed business and installation of site improvements as indicated in the site drawing.

Ms. Rowden stated that the Planning staff offered the following opinions regarding the proposed use:

- a. The proposed shed display and sales business use is an allowed use on the property.
- b. The change of use on the site is of such a nature and scope that an amended site plan may be required as the appropriate procedure for approval of the use on the site.
- c. The approval of a Conditional Use Permit allowing the proposed use within the Aquifer Protection District is necessary.
- d. The applicant will need to submit a letter from the State of New Hampshire Department of Transportation (NHDOT) indicating that the proposed business is allowed to use the existing driveway access/egress from State of NH Route 1/Lafayette Road.

Ms. Kotzen asked for clarification regarding the status of the groundwater monitoring wells on the site.

Mr. Eiras responded that the ground water wells are part of a State of NH program to evaluate levels of contamination associated with the previous car wash business on the site. The monitoring activities are still ongoing.

Mr. Omberg asked for clarification on how the sheds will be moved on and off the site.

Mr. Alexander explained that the business uses trailers with mechanisms specifically designed to unload and load the sheds with minimal impact on the site.

Mr. Kroner asked if there would be a structure to be used by employees for business activities.

Mr. Alexander stated that one of the display sheds will have a small area for an office and storage.

Ms. Kotzen asked for clarification regarding the stormwater drainage plan associated with the proposed use.

Ms. Rowden explained that the site has a stormwater management plan and features that were installed as part of a previously approved site plan.

Mr. Eiras confirmed that the stormwater management features still exist on the site and are operational.

The Board discussed the appropriate procedure for approving the proposed shed display and sales business on the 22 Lafayette Road site. The Board came to a non-binding consensus without objection that a Minor Review procedure, as detailed in the Town of North Hampton Site Plan Regulations, would be the appropriate procedure to follow to allow the proposed use on the site as presented to the Board.

II. Other Business

1. Consideration of Workforce Housing Fair Share status declaration.

Mr. Wilson explained that the Town of North Hampton is mandated by NH RSA 674:59 to provide reasonable and realistic opportunities for the development of workforce housing and make accommodations to satisfy its fair share of the current and reasonably foreseeable regional need for such housing. The Town has adopted an Inclusionary Housing Ordinance as a means to accomplish this goal. The language of the ordinance requires that, in order for the ordinance to be in full force and effect, the Planning Board must determine by April 15 of every year that the Town's actual amount of workforce housing meets or exceeds the Town's fair share of the region's workforce housing needs.

Mr. Wilson stated his opinion that it is difficult for the Planning Board to make a determination regarding the Town's fair share of workforce housing since the actual amount of housing stock in the Town and the classification of each unit is not known and cannot be easily calculated. The available data suggests that the Town of North Hampton most likely does not meet its fair share. However, current property and housing market rate values in North Hampton may not allow the Town to develop effective strategies to provide housing that satisfy State of New Hampshire workforce housing criteria. The Planning Board will be conducting an analysis in the near future, based on the unique conditions of North Hampton properties and market rate values, to determine what strategies are necessary and feasible to provide realistic workforce housing opportunities.

Ms. Rowden stated her opinion that making a determination that the Inclusionary Housing Ordinance is in full force and effect would satisfy requirements of NH RSA 674:59 to provide reasonable and realistic opportunities for workforce housing. Ms. Rowden suggested that the Planning Board consider revising the zoning ordinance method of calculating an individual development's fair share of workforce housing units for a proposed development incorporating the criteria of the Inclusionary Housing Ordinance in order to simplify the way that the ordinance is applied to a proposed development.

Mr. Kroner suggested that, due to the unique property and market rate conditions that exist in North Hampton, the only solution to provide workforce housing opportunities may be to create public housing projects on public-owned property.

Mr. Maggiore stated that Town Administration has researched deeds and land conditions of all town-owned properties in response to a public request regarding workforce housing and found that all town-owned properties are encumbered by some sort of prohibitive land condition or deed restriction.

Mr. Maggiore moved that the Town of North Hampton put into full force and effect the provisions of the Town Of North Hampton Zoning Ordinance Section 604 Inclusionary Housing Ordinance based on:
a. the available regional housing needs data provided by the Rockingham Planning Commission

b. the Planning Board's assessment of the data as it relates to the criteria detailed in the Inclusionary Housing Ordinance, and

c. the Planning Board's current knowledge of the housing stock in the Town of North Hampton. Second by Mr. Sillay. The vote was 6-0-1 in favor of the motion with Mr. Wilson abstaining.

2. Minutes.

Mr. Wilson presented the minutes of the March 19, 2024 meeting.

Mr. Sillay moved that the Planning Board accept the minutes of the March 19, 2024 meeting as written. Second by Mr. Omberg. The vote was unanimous in favor of the motion (7-0).

The meeting was adjourned at 8:29pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary