



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, January 16, 2018 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; Member Phil Wilson; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:30pm. Ms. Monaghan announced that, due to the lack of a quorum, the Planning Board would not be making any decisions during the meeting. However, the Board would listen to anyone who wishes to comment on the proposed zoning ordinance amendment and the two projects scheduled for preliminary consultations.

I. Public Hearing

Town of North Hampton, NH review of amendments to zoning ordinances for inclusion on the 2018 Town Warrant.

1. Town of North Hampton, NH: New Section Accessory Structures - Revisions intended to create a definition for accessory structures and establish permitting regulation for the construction of accessory structures within all zoning districts of the Town of North Hampton. Second Public Hearing.

Mr. Harned gave a brief synopsis of the proposed zoning ordinance amendment for accessory structures. Mr. Harned explained that, based on conversations with the Agriculture Commission, there are issues with the proposed zoning ordinance language that need further review. Mr. Harned suggested that the Board not move to place the proposed amendment on the 2018 Town Warrant in order to allow time for the Board to receive further input regarding accessory structures.

Ms. Monaghan opened the public hearing at 6:35pm.

Cynthia Jenkins addressed the Board. Ms. Jenkins asked for confirmation that discussion of the proposed accessory structures zoning ordinance amendment was being tabled until after the 2018 Town Elections.

Ms. Monaghan stated that due to the lack of a quorum the matter must be tabled and will not be re-visited until after the 2018 Town Elections.

Joan Ganotis addressed the Board. Ms. Ganotis stated that the Agriculture Commission was willing to work with the Planning Board to address abutters' rights and agricultural goals expressed in the Master Plan.

Ms. Monaghan closed the public hearing at 6:37pm.

Ms. Monaghan announced that due to the lack of a quorum no motion regarding the proposed amendment can be made. The matter is tabled.

II. New Business

1. Case #18:02 – Applicants, North Hampton Library Trustees, 237A Atlantic Avenue, North Hampton, NH 03862. The Applicants request a preliminary consultation for proposed Library building expansion. Property Owner: Town of North Hampton, 233 Atlantic Avenue, North Hampton, NH 03862; Property Location: 237A Atlantic Avenue, North Hampton, NH 03862; Map/Lot: 007-145-000; Zoning District: I-B/R, Industrial-Business/Residential District.

In attendance for this application:

Judy Day, Library Trustees Chair; Susan Leonardi, Library Trustees Member; Susan Grant, Library Director; and Ron Lamarre, Architect.

Ms. Day addressed the Board. Ms. Day stated that the intention of the consultation session was to make the Planning Board aware of the proposed Library building expansion and seek any constructive input that the Board may provide regarding planning concerns.

Mr. Lamarre addressed the Board. Mr. Lamarre presented a conceptual Library building expansion plan. The one sheet plan included the following:

- a. delineation of proposed 5,000 square foot building expansion on the front and two sides of the building (the proposed additions will not extend beyond the back of the building),
- b. location of recently installed septic system,
- c. sketch of proposed building architectural features, and
- d. no additional parking spaces are proposed.

Ms. Monaghan asked for clarification regarding lighting to be used.

Mr. Lamarre stated that no exterior light poles are proposed. 100% cut-off lights will be used in entrance and exit areas.

Ms. Monaghan asked for clarification regarding proposed signage.

Mr. Lamarre stated that no new signage will be installed near the road. A small wall sign over the front entrance under the proposed canopy may be installed.

Mr. Harned asked if the Library Trustees intended to follow Town of North Hampton ordinances and regulations during the planning and construction of the proposed building expansion.

Mr. Lamarre stated that the Library Trustees intend to do the right thing regarding compliance with Town regulations.

Ms. Rowden stated that stormwater control features are required for site plans in most cases. She suggested that an innovative stormwater control design plan be used for the proposed expansion project.

Mr. Lamarre stated that he anticipates established best practices for stormwater management will be used for the proposed expansion project.

Mr. Wilson asked if the proposed expansion project would preclude the possibility of building on the Homestead property.

Mr. Lamarre stated that construction on the Homestead property would still be possible. However, access along the back of the Library building to allow vehicles to pass between a proposed building on the Homestead property and the current Town Center buildings may not be possible.

Mr. Wilson asked for clarification regarding available parking spaces.

Mr. Lamarre stated that the proposed plan would call for existing parking spaces behind and between the Town Center buildings to be used for overflow Library parking needs. The goal would be to use shared resources of all Town Center sites rather than over build with additional parking spaces.

Mr. Milner informed the Board and the Library Trustees of the public noticing requirements detailed in NH RSA 674:54 that must be followed prior to the commencement of the proposed expansion project.

2. Case #18:03 – Applicants, Robert and Nancy Mazzone, 5 Red Fox Road, North Hampton, NH 03862.

The Applicants request a preliminary consultation for proposed detached garage accessory structure. Property Owner: Nancy J. Mazzone Declaration of Trust, 5 Red Fox Road, North Hampton, NH 03862; Property Location: 5 Red Fox Road, North Hampton, NH 03862; M/L 022-022-030; Zoning District: R-2, Medium Density District.

In attendance for this application:

No one in attendance.

Ms. Rowden explained to the Board that the house on the property was built in 2001 when the required wetlands buffer structural setback was 50 feet. The existing house lies between the old 50 foot wetlands structural setback line and the current 100 foot wetlands structural setback line. The applicant proposes to build a detached garage accessory structure accessed by its own separate driveway between the old 50 foot wetlands structural setback line and the current 100 foot wetlands structural setback line within the allowed building envelope using standard structural setbacks.

Ms. Rowden further explained the zoning ordinance states the following: if imposition of the 100 foot wetlands setback causes the buildable upland acreage to be less than 16,000 square feet on a developed lot of record existing as of March 11, 2003, then the older 50 foot wetlands setback shall apply. In her opinion, the upland buildable acreage for the 5 Red Fox Road property is less than 16,000 square feet. The construction of the accessory structure as presented is allowed through the issuance of a building permit only. No Planning Board permissions are necessary.

Mr. Wilson stated that there is a typographical error on the site plan regarding the amount of land outside of the wetlands buffer setbacks. The figure may be approximately 6,852 square feet or may be 68,525 square feet. The correct figure needs to be determined to ensure that the actual buildable upland acreage on the property is less than 16,000 square feet.

III. Other Business

Ms. Monaghan announced that the discussion regarding proposed site plan regulations associated with rain gardens will be moved to the February 20 Planning Board work session meeting.

1. Committee Updates.

a. Application Review Committee (ARC) – No report.

b. Rules and Regulations/Procedures – No report.

c. Capital Improvement Plan (CIP) Committee – No report.

d. Economic Development Committee (EDC) – Mr. Wilson reported that EDC subcommittees are working to update Town Survey process with the UNH Survey Center and reviewing proposals for improvements along the Route 1 commercial business corridor.

e. Select Board – No report.

f. Long Range Planning (LRP) –No report.

g. RPC Circuit Rider – No report.

The meeting was adjourned at 7:25pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary