



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, October 16, 2018 at 6:30pm
Town Hall, 231 Atlantic Avenue

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

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10 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Wally Kilgore,
11 and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner,
12 Recording Secretary.

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14 Vice Chair Monaghan called the meeting to order at 6:30pm.

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16 **I. Old Business**

17 1. Review of proposed 2018-19 Zoning Ordinance amendments – Accessory Structures.
18 Mr. Harned presented proposed language for a new Accessory Structures section of the zoning
19 ordinance and revisions to the Agriculture Accessory Structures section of the zoning ordinance. The
20 intent of the proposed language is to create a definition for accessory structures and establish
21 permitting regulations for the construction of accessory structures within all zoning districts of the Town
22 of North Hampton.

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24 The proposed language, revised per Board comments at the September 18 work session, included
25 various setback distances based on the size of the proposed accessory structure and the size of the lot.
26 The proposed language also included a conditional use permit process for proposed accessory structures
27 that do not meet the zoning ordinance standards.

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29 The Board came to a consensus without objection that the size of a garage, as noted in the accessory
30 structures definition, and the size of an accessory structure on lots of less than two acres would not
31 exceed 1,008 square feet in size.

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33 Mr. Harned suggested that, since the proposed language stated that an accessory structure shall be
34 sited in the rear of the property unless attached to a principal structure, the Board discuss the creation
35 of a definition for rear of the property. Mr. Harned suggested that the rear half of the property away
36 from the roadway along the front of the property be considered the rear of the property.

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38 Mr. Wilson stated that the purpose for the proposed placement of accessory structures in the rear of a
39 property is to ensure that the residential character of neighborhoods is not compromised by the
40 placement of accessory structures near the front of properties.

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42 The Board discussed parameters for a definition of the rear of a property.

Mr. Harned noted that, on lots of less than two acres, the first instance of garages no greater than 1008 square feet in size will conform to a different setback requirement than other types of accessory structures.

Mr. Harned noted that any currently conforming accessory structure that became non-conforming as a result of adoption of the proposed language would be legal unless the property owner proposed to change the use of the accessory structure or add an addition to the accessory structure within the newly adopted setback requirement.

Mr. Harned stated that he would revise the draft language based on the Board's discussion of rear of a property definition and other comments.

2. Review of proposed 2018-19 Zoning Ordinance amendments – Lot Coverage.

Ms. Rowden presented the following proposed definition for lot coverage:

"Upland areas of a lot that include buildings, parking areas, vehicular drives, pavement, and other man-made structures or surfaces that are impervious to water."

Ms. Rowden presented existing parcel data for actual lots in North Hampton (not including lots in the Little Boar's Head District) which indicated the percent of impervious surface currently existing on the upland area (not including wetlands or surface water areas) of the lots. Based on this data, Ms. Rowden proposed maximum lot coverage of 25% in the R-1 and R-2 zoning districts and 75% in the I-B/R zoning district.

Ms. Rowden also presented detailed data indicating the number of parcels which currently have an amount of impervious surface within their upland areas which exceeds the proposed maximum lot coverage amounts. Ms. Rowden also presented data and regulations from other area towns regarding maximum lot coverage figures.

Mr. Harned stated that he is generally in favor of the proposed ordinance. However, he suggested that a tiered approach, based on different standards for different lot sizes, is developed for the Board's consideration.

Mr. Wilson suggested that the important figure to consider may be the amount of upland on a particular lot, not necessarily the lot size.

Mr. Harned suggested that a definition for 'impervious surface' or 'impervious' be created for the Board's consideration.

Ms. Rowden stated that she would revise the draft language based on the Board's comments.

3. Discussion of proposed Site Plan Review Regulations – Minor Site Plan.

Ms. Rowden presented proposed language revisions to the Site Plan Regulations with the intent to specify the criteria for different levels of review for proposals to develop, expand, or change a non-residential or a multi-family dwelling site. Currently, minor changes must use the same site plan review process that major projects use with several possible waiver requests to the regulations. Goals of the proposed revisions are to improve upon the approval process for minor changes to a site and provide a more cost effective process for applicants to obtain approval for these minor changes. The proposed

language revisions create criteria for different levels of review based on the level of impact that a proposed change may have on a site. The criteria would distinguish what type of project would only require a Building Department permit and what project would require Planning Board approval. In addition, for projects that require Planning Board approval, the proposed scope of review necessary for each type of project have been categorized as:

- a. No Review Required
- b. Minor Review
- c. Major Review

Mr. Wilson suggested that sites must already have an approved site plan in order to be eligible for no review or minor review.

The Board came to a consensus without objection to table the matter until the Board members have studied the proposed language further.

III. Other Business

1. Review of 2019 Planning Board meeting schedule.

The Board came to a consensus without objection to maintain during 2019 the regular meeting schedule of the first Tuesday of the month for public hearings and the third Tuesday of the month for work sessions. Since the first Tuesday of January is January 1, New Year's Day, the Board came to a consensus without objection to re-schedule the first meeting date in January to January 8.

2. Committee Updates.

a. Long Range Planning (LRP) – Mr. Maggiore reported that the committee is preparing to make a presentation to the full Board regarding the Master Plan Vision Statement chapter at the November work session.

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

c. Rules and Regulations/Procedures – No report.

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

e. Economic Development Committee (EDC) – Mr. Wilson reported that the committee has been working on a vision statement for economic development in North Hampton.

f. Select Board – Mr. Maggiore reported that the Select Board has approved the FY2020 operating budget which includes monies to fund the Planning Board's future Master Plan work. The operating budget has been sent to the Budget Committee for review.

g. RPC Circuit Rider – Ms. Rowden reminded the Board of the upcoming Rockingham Planning Commission Legislative Forum.

h. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications scheduled to be considered at November and December meetings.

3. Minutes.

Ms. Monaghan presented the minutes of the October 2, 2018 Planning Board meeting.

Mr. Wilson moved that the Planning Board accept the minutes of the October 2, 2018 Planning Board meeting as written. Second by Mr. Kilgore. The vote was 4-0-1 in favor of the motion with Mr. Harned abstaining.

137 4. Correspondence.
138 Mr. Harned informed the Board of the public meeting at the North Hampton School on October 18 to
139 discuss the rehabilitation of the US Route 1 Bridge over the Pan Am Railway Corridor and improve the
140 intersections of North Road with US Route 1 proposed by the New Hampshire Department of
141 Transportation.
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143 The meeting was adjourned at 8:20pm without objection.
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145 Respectfully submitted,
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149 Rick Milner
150 Recording Secretary
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