



Meeting Minutes

Work Session

North Hampton Planning Board

Tuesday, May 19, 2020 at 6:30pm

NO PHYSICAL LOCATION FOR MEETING

MEETING ACCESSED THROUGH ELECTRONIC MEANS ONLY

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; Members Phil Wilson, Lauri Etela, Shep Kroner, and Jim Maggiore, Select Board Representative; Alternate Member Valerie Gamache; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:32pm. Ms. Monaghan noted that the meeting was being held by electronic means as authorized by State of NH Executive Orders associated with the current public health crisis. The public could view the meeting on local cable TV channel and online streaming service.

Ms. Gamache was seated for Mr. Kilgore.

Mr. Maggiore moved that the Planning Board authorize that the meeting be held by electronic means. Second by Mr. Harned. The roll call vote was unanimous in favor of the motion (7-0).

1. Discussion of potential 2021 Zoning Ordinance amendments and Master Plan updates.

Ms. Monaghan presented the following land use matters for consideration as potential areas to amend the zoning ordinance.

a. Consider light industrial use zone in northern portion of the Industrial-Business/Residential Zoning District (I-B/R)

b. Light manufacturing permitted use; review all permitted uses

c. Tiny homes park zoning

d. Mixed use

e. Aquifer ordinance

f. Short term rentals

Ms. Monaghan stated that the goal of the meeting was to prioritize potential zoning ordinance amendment issues and assign Board members to review each issue deemed to be a priority.

Mr. Kroner suggested that the Board may want to consider reviewing the pros and cons of a large community septic system, as opposed to individual septic systems, in manufactured home parks. Mr. Kroner also suggested that the Board may want to review a village district concept.

Ms. Rowden suggested that the Board review the Aquifer Protection section of the zoning ordinance in order to better clarify when a variance granted by the Zoning Board of Adjustment or a conditional use permit issued by the Planning Board is necessary to allow certain activities in the aquifer protection

district. Ms. Rowden also stated that some water sources which other towns protect are not protected by North Hampton's zoning ordinance regulations.

Mr. Maggiore reviewed discussions by the state legislature regarding short term rentals and tiny homes. He suggested that the Town of North Hampton may want to create regulations for these uses.

Mr. Milner noted a possible conflict in the zoning ordinance regarding the listing of accessory structure setback requirements in two different sections of the zoning ordinance. He suggested that language be amended to avoid confusion regarding whether a variance or conditional use permit is necessary to provide relief for an accessory structure setback non-conformance.

The Board discussed whether or not to re-visit the affordable housing component associated with duplex unit permitting criteria.

The Board came to a consensus without objection to move forward with the following zoning ordinance amendment priorities and assigned the following Board members and staff to review potential amendment language.

Tiny Homes/Short-term rentals – Mr. Maggiore

Aquifer Protection District – Mr. Harned and Ms. Rowden

Accessory structures setbacks – Mr. Milner and Ms. Rowden

Affordable housing/duplexes – Mr. Harned

Ms. Rowden informed the Board that she will be working with Town officials and volunteer committees to update the Coastal Adaptation Management and Natural Resources sections of the Master Plan.

The Board came to a consensus without objection to assign Mr. Maggiore, Mr. Wilson, and Ms. Gamache to review potential updates to the Land Use chapter of the Master Plan for presentation to the Long Range Planning subcommittee of the Board.

2. Committee Updates.

No committee reports.

Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

3. Minutes.

Ms. Monaghan presented the Planning Board May 5, 2020 meeting minutes.

Mr. Wilson moved that the Planning Board accept the minutes of the May 5, 2020 Planning Board meeting as written. Second by Mr. Etela. The roll call vote was unanimous in favor of the motion (7-0).

The meeting was adjourned at 7:44pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary

Disclaimer – these minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91A:2,II. They will not be finalized until approved by majority vote of the Planning Board.