



**Meeting Minutes  
Work Session  
North Hampton Planning Board  
Tuesday, August 18, 2020 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; 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 6:33pm.

Ms. Monaghan, Mr. Etela, and Mr. Milner were present at the Town Hall location.

Mr. Harned, Mr. Wilson, Mr. Kroner, Mr. Maggiore, Ms. Gamache, and Ms. Rowden participated by electronic means as authorized by State of NH Executive Orders associated with the current public health crisis.

Ms. Gamache was seated for Mr. Kilgore.

**I. New Business**

1. Discussion of 2021-2022 Planning Board operating budget.

Mr. Milner presented the current 2020-2021 Planning Board operating budget to the Board. Mr. Milner stated that the town administration will be preparing proposed 2021-2022 operating budgets for various town departments in the next few weeks. Mr. Milner asked the Board if there were any special projects that would need additional funding during the 2021-2022 fiscal year.

Mr. Wilson stated that he is not sure what will be necessary one full year from now.

Ms. Monaghan and Mr. Harned stated that the Board should recommend a proposed 2021-2022 Planning Board operating budget funded at the same amounts as indicated in the 2020-2021 Planning Board operating budget.

**Mr. Wilson moved that the Planning Board recommend a proposed 2021-2022 Planning Board operating budget funded at the same amounts as indicated in the 2020-2021 Planning Board operating budget. Second by Ms. Gamache. The roll call vote was unanimous in favor of the motion (6-0).**

2. Discussion of proposed 2021 Zoning Ordinance amendments – Accessory Structures setbacks and relief from regulations process.

Mr. Milner presented proposed zoning ordinance language revisions which:

- a. add required front setback distance for accessory structures to Section 304 Accessory Structures and
- b. clarify in Section 203.1 Yard and Lot Requirements that relief from size and setback requirements for

accessory structures is granted through the issuance of a Conditional Use Permit from the Planning Board, not a variance from the Zoning Board of Adjustment.

The Board came to a consensus without objection to move forward with the proposed accessory structures revisions language.

Mr. Kroner joined the meeting at 6:55pm.

3. Discussion of proposed 2021 Zoning Ordinance amendments – Aquifer Protection District.

Mr. Harned presented a conceptual document which outlined proposed zoning ordinance revisions to Section 503 Aquifer Protection District. Mr. Harned explained the following concepts to the Board:

a. Change the Aquifer Protection District boundaries. Towns surrounding North Hampton define their aquifer as any aquifer with a transmissivity greater than 0.0 feet squared per day. Other towns in the Seacoast area have lower transmissivity thresholds than North Hampton. Currently, the Aquifer Protection District is defined in North Hampton as all areas with an aquifer transmissivity of greater than 1000 feet squared per day. The revisions would define the Aquifer Protection District as including any aquifer with a transmissivity greater than 0.0 feet squared per day. Mr. Harned presented a stratified drift aquifer map to illustrate the effect of the proposed change.

b. Change the Aquifer Protection District boundaries to also include Public Water Supply Wellhead Protection areas. The New Hampshire Department of Environmental Services defines a well head protection area as the area under which groundwater flows to a producing well. Mr. Harned presented a map which showed public water supply wells in North Hampton and their corresponding wellhead protection areas.

c. Revise the Aquifer Protection District ordinance to be similar to the Wetland Conservation District ordinance regarding any activities that do not comply with the ordinance. A Conditional Use Permit shall be required for an activity that does not comply with the requirements of the ordinance.

Mr. Harned explained that including areas with lower transmissivity rates and wellhead protection areas makes for a larger aquifer protect district and protects more water supply areas.

Ms. Monaghan asked if there is any potential negative impact which could result from expanding the aquifer protection district.

Ms. Rowden explained that more lots in the Industrial/Business-Residential (I/B-R) District could be impacted by more stringent regulations.

Mr. Wilson stated that lesser transmissivity areas should be protected since these are the areas from which water will be drawn when higher transmissivity areas are drained.

Mr. Kroner stated that he is in favor of expanding the aquifer protection district to the full extent of all aquifers regardless of transmissivity rate.

Ms. Monaghan stated that the benefits of expanding protections to more water supply areas outweighs possible regulation impacts on property owners in the I/B-R District.

Mr. Wilson stated that the Board should examine all of the potential consequences of the proposed aquifer protection district revisions before enacting changes.

The Board came to a consensus without objection to have Mr. Harned move forward with creating proposed aquifer protection district zoning ordinance language revisions

#### 4. Discussion of proposed 2021 Zoning Ordinance amendments – Storage Facilities.

Mr. Kroner stated that there may be a need to better classify self-storage facility or other storage facility uses within the zoning ordinance. He suggested that the Board may want to consider how many storage facilities the community can absorb or support. Mr. Kroner noted that many retail shopping centers are closing and being replaced by regional distribution centers.

The Board came to a consensus without objection to research past Town of North Hampton cases regarding the classification of previously approved storage facilities.

#### 5. Discussion of Master Plan updates.

Ms. Rowden explained the progress for the following Master Plan updates:

- a. Land Use Chapter – The work to be performed by the Rockingham Planning Commission (RPC) has been funded by the Town of North Hampton. The Long Range Planning Committee will be meeting with the Circuit Rider Planner in the fall to begin discussions regarding chapter framework.
- b. Coastal Management and Natural Resources - The work to be performed by the RPC has been funded by the Town of North Hampton. Updates should be ready in the next month.

## II. Other Business

### 1. Committee Updates.

- a. Long Range Planning (LRP) – Mr. Maggiore reported that the committee will meet on September 17.
- b. Application Review Committee (ARC) – No report.
- c. Rules and Regulations/Procedures – No report.
- d. Capital Improvement Plan Committee (CIP) – Ms. Monaghan reported that meetings are done. A report will be submitted to the Select Board prior to the October 1 deadline. The list of proposed projects to be funded is smaller than in past years.
- e. Economic Development Committee (EDC) – Mr. Wilson reported that the committee will meet on September 2 to evaluate if a consultant's visual presentation for a village center district is a realistic vision that is consistent with the character and limitations of North Hampton.
- f. Select Board – Mr. Maggiore reported that the Select Board will be initiating the process to obtain requests for proposal regarding the creation of new town facilities buildings. The Select Board will be seeking Planning Board input regarding building concepts and appropriate town environment during consideration of building proposals.
- g. RPC Circuit Rider – Ms. Rowden reported that, at the direction of the RPC due to the current public health crisis, she will only be participating in electronic meetings. Also, her schedule will be restricted.
- h. Planning and Zoning Administrator – Mr. Milner informed the Board about a planned timber harvest on several properties in the vicinity of the Little River. The Board discussed the parameters of the Board's authority to regulate a timber harvest.

The Board came to a consensus without objection to have Mr. Milner ask the New Hampshire Municipal Association legal counsel for advice regarding the parameters of the Board's authority to regulate a timber harvest.

**Mr. Wilson moved that the Planning Board authorize the Planning Administrator to seek the legal advice of Town Counsel regarding the parameters of the Board's authority to regulate a timber harvest, if necessary. Second by Mr. Etela. The roll call vote was unanimous in favor of the motion (7-0).**

2. Minutes.

Ms. Monaghan presented the Planning Board August 4, 2020 meeting minutes.

**Mr. Wilson moved that the Planning Board accept the minutes of the August 4, 2020 Planning Board meeting as written. Second by Mr. Kroner. The roll call vote was 6-0-1 in favor of the motion.**

**Mr. Harned, Ms. Monaghan, Mr. Wilson, Mr. Kroner, Mr. Etela, and Mr. Maggiore in favor.**

**Ms. Gamache abstaining.**

The meeting was adjourned at 8:51pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary