



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, February 16, 2021 at 6:30pm
Mary Herbert Conference Room, 233 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 6:32pm.

Mr. Milner was present at the conference room location.

Mr. Harned, Ms. Monaghan, Mr. Wilson, Mr. Etela, 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 Planning Board alternate member appointment request.

North Hampton resident John Sillay addressed the Board. Mr. Sillay stated his desire to be appointed as an alternate member of the Planning Board. Participation on the Planning Board would be a good way to be more civically involved.

Mr. Sillay and the Board discussed Mr. Sillay's prior public service experience and thoughts on planning challenges for the Town of North Hampton.

Mr. Etela moved that the Planning Board appoint John Sillay as an alternate member of the Planning Board for a three year term. Second by Mr. Harned. The roll call vote was unanimous in favor of the motion (5-0).

Mr. Wilson joined the meeting at 6:45pm.

2. Discussion of proposed Site Plan Regulations revisions regarding self-storage facilities.

Ms. Monaghan presented proposed language to be added to the Town of North Hampton Site Plan Regulations regarding requirements for self-storage facility projects prepared by Ms. Rowden and edited by Mr. Wilson and Mr. Harned.

Ms. Rowden explained that the proposed regulations were intended to provide detailed site plan criteria for the specific self-storage facility use recently defined and proposed for addition to the Town Zoning Ordinance list of uses permitted by Special Exception only within the Industrial-Business/Residential District (I-B/R).

Ms. Rowden further explained that the main objective of the proposed language was to mitigate potential adverse impacts on abutting properties created by the location of a self-storage facility within the I-B/R District close to residential properties. The proposed language mostly outlines aesthetic details associated with architectural and landscaping standards.

Mr. Maggiore joined the meeting at 7:03pm.

The Board discussed several minor changes to the proposed language meant to clarify the intended objective of the regulations. Ms. Monaghan suggested language requiring that allowed outdoor storage uses on a self-storage facility site be clearly defined and delineated on any approved site plan. Mr. Kroner suggested that language regarding the prohibition of hazardous materials within self-storage facility units be added.

The Board came to a consensus without objection to move forward at the March 16, 2021 Work Session with consideration of the proposed Site Plan Regulations revisions regarding self-storage facilities as revised at this meeting. The proposed language is attached as Appendix A to these minutes.

3. Discussion of Piscataqua Regional Estuaries Partnership (PREP) grant regarding climate adaptation and water resource protections efforts.

Ms. Rowden presented information to the Board regarding a grant program to help municipalities do work on projects related to climate adaptation and water resource protections efforts. Ms. Rowden suggested the following regulations updates and planning efforts:

- a. increasing buffer setbacks for placement of structures to 100 feet from all surface waters,
- b. increasing buffer setbacks for placement of septic systems to 100 feet from all water bodies,
- c. adopting fertilizer application buffer setbacks for all water bodies, and
- d. using official scientific climate projections regarding coastal flood risks as the basis for project siting and design requirements.

The Board came to a consensus without objection to consider participating in the grant application process at the March 2, 2021 meeting.

II. Other Business

1. Committee Updates.

- a. Long Range Planning (LRP) – No report.
- 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 professional consultant's revised presentation for a proposed Village Center District was not consistent with the character and nature of North Hampton. The consensus of the EDC was not to recommend the proposal to the Select Board as presented.
- f. Select Board – No report.
- g. RPC Circuit Rider – Ms. Rowden informed the Board that 2020 national census figures will not be available by the April deadline for the Board's discussions regarding the Town of North Hampton's workforce housing fair share declaration.
- h. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

92

93 2. Minutes.

94 Ms. Monaghan presented the Planning Board February 2, 2021 meeting minutes.

95 **Mr. Wilson moved that the Planning Board accept the minutes of the February 2, 2021 Planning Board**
96 **meeting as written. Second by Ms. Gamache. The roll call vote was unanimous in favor of the motion**
97 **(7-0).**

98

99 The meeting was adjourned at 8:12pm without objection.

100

101 Respectfully submitted,

102

103

104

105 Rick Milner

106 Recording Secretary

Site Plan Regulations

Section XXX. Self- Storage Facilities

The regulations and requirements of this section are intended to regulate the manner in which self-storage facilities are used, to minimize the visual impacts created by these uses, and to provide for minimal design standards to preserve the character of surrounding residential or commercial uses. As stated in Section IV.B, all Site Plan Regulations standards and requirements shall be construed as the minimum standards and requirements. The Board, at its discretion, may require site specific standards in individual cases, or may waive certain requirements for good cause in accordance with the procedures outlined in these regulations. The following minimum regulations shall apply:

A. The only commercial activities permitted at a self-storage facility shall be rental of storage units, pickup and deposit of goods and/or property in dead storage. The rental of trucks and trailers used for moving and the installation of hitch and towing packages shall not be permitted in association with a self-service storage facility. Sale of packing and storage materials – including, but not limited to, packing blankets, shrink wrap, boxes, packing paper, packing tape, and bubble wrap – may be allowed. Storage units shall not be used to:

- i. manufacture, fabricate, refinish, or otherwise process raw materials or finished goods;
- ii. service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities;
- iii. conduct garage sales or retail sales of any kind; or
- iv. conduct any other commercial or industrial activity.

B. Maximum size of each storage unit shall be 300 square feet.

C. All items stored on site shall be entirely within enclosed buildings. If any other part of the site is approved for purposes other than a self-storage facility, any area used for outdoor storage associated with uses other than self-storage shall be clearly delineated and the type of storage (items/materials) shall be noted on the approved site plan.

D. All external storage unit doors shall not face any abutting property which is zoned for residential use or upon which a residence exists. All external storage unit doors and access to these doors shall be fully screened from view with landscaping material or architectural design features.

E. The exterior colors, facades, windows, roof, and building materials of all structures shall comply with the Architectural Standards in Section X.E and Landscaping Standards in Section X.C.

F. Hazardous materials prohibition/containment language