



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, May 18, 2021 at 6:30pm
Mary Herbert Conference Room, 233 Atlantic Avenue

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

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

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13 Vice Chair Monaghan called the meeting to order at 6:33pm. Ms. Monaghan and Mr. Milner participated
14 at the conference room location. Mr. Harned, Mr. Wilson, Mr. Kroner, Mr. Maggiore, and Ms. Rowden
15 participated by electronic means as authorized by State of NH Executive Orders associated with the
16 current public health crisis.

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18 1. Discussion of Economic Development Committee (EDC) recommendations to the Planning Board.
19 Mr. Wilson presented documents previously distributed to Board members which detailed zoning
20 ordinance change recommendations made by the EDC based on a consulting firm's report for creating a
21 village center district in North Hampton. The zoning ordinance changes advocated the following zoning
22 principles:
23 a. allow residential and commercial mixed uses on the same lot,
24 b. allow smaller lot sizes, and
25 c. allow an increase in the intensity of development on a lot and within the Industrial-
26 Business/Residential (I-B/R) zoning district as a whole.

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28 Mr. Wilson noted that a minority group from the EDC provided a report which disagreed with the village
29 center district proposal based on the determination of the minority group that the proposal did not
30 conform with the Town of North Hampton Master Plan and the type of commercial development
31 desired by the residents of the Town. The proposal did not address a goal of the EDC to fill empty
32 storefronts rather than increase development in the I-B/R zoning district. Also, the type of proposed
33 mixed uses did not provide for adequate affordable housing alternatives.

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35 Mr. Harned noted that the consulting firm's village center district report has not been adopted by the
36 EDC or the Select Board. Therefore, Mr. Harned questioned the need to consider zoning changes
37 associated with a report that has not been adopted by the Town. Based on his review of the
38 information, Mr. Harned cannot find any significant analysis included in the information which supports
39 either the need for or the capability to sustain mixed use residential development in the I-B/R zoning
40 district. Any significant zoning change could have a detrimental impact on town services and
41 infrastructure without appropriate analysis being performed.

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43 Mr. Maggiore stated that the proposed zoning changes will not produce results that coincide with the
44 goals of the townspeople expressed in the Master Plan and multiple citizen surveys.

Mr. Kroner stated that, if implemented, the zoning proposals would make wholesale changes to the rural New England character of the Town. Zoning ordinance proposals should reflect the desires and needs of North Hampton residents and not be similar to what other larger communities desire.

Ms. Monaghan and Mr. Wilson suggested that the Planning Board should consider, in a limited way, the validity of residential-commercial mixed use strategies in response to the Select Board's request to evaluate the zoning ordinance proposals contained within the EDC reports.

Mr. Wilson noted that residential-commercial mixed use is currently allowed in the zoning ordinance under specific circumstances and conditions as part of the Inclusionary Housing Ordinance which promotes affordable housing.

Mr. Kroner noted that every definition of mixed use that he could find states that mixed use is an urban development tool. North Hampton is not an urban community.

The Planning Board will continue discussions regarding mixed use at the June work session.

2. Discussion of potential Zoning Ordinance amendments or Regulations revisions.

Ms. Monaghan presented a list of potential Zoning Ordinance language and Master Plan chapter revisions. The Board set dates on its work session meeting calendar for each item to be discussed.

3. Committee Updates.

a. Long Range Planning (LRP) – Mr. Maggiore reported that revisions for the Master Plan Land Use Chapter should be ready for discussion by the full Planning Board at the July 20 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) – No report.

f. Select Board – Mr. Maggiore reported that the Select Board will be discussing a proposed noise ordinance at its next meeting. Mr. Maggiore also reported that a timeline for future steps regarding Town Complex facilities is being established by the Select Board.

g. RPC Circuit Rider – No report.

h. Planning and Zoning Administrator – No report.

4. Minutes and other business.

Ms. Monaghan presented the Planning Board May 4, 2021 meeting minutes.

Mr. Harned moved that the Planning Board accept the minutes of the May 4, 2021 Planning Board meeting as written. Second by Mr. Wilson. The roll call vote was unanimous in favor of the motion (5-0).

The Board discussed the possibility of returning to regular, in-person meetings starting with the July 1, 2021 meeting date.

The meeting was adjourned at 8:25pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary