



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, June 15, 2021 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, Shep Kroner, Valerie Gamache and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:35pm.

1. Discussion of Economic Development Committee (EDC) recommendations to the Planning Board and commercial-residential mixed uses on properties.

Mr. Wilson presented the following items:

- a. Select Board referral of EDC planning and zoning recommendations to the Planning Board and
- b. Select Board comment that it did not endorse the EDC planning and zoning recommendations or consulting firm's village center district proposal.

Mr. Wilson stated that the main focus of the consulting firm's proposal was that mixed uses should be allowed in the Industrial-Business/Residential District (I-B/R). Mr. Wilson presented the consulting firm's depiction of a conceptual village center district in the vicinity of the Lafayette Road-Atlantic Avenue intersection utilizing mixed use principles. The concept depicted buildings with retail space at the ground level and multiple floors of residential units above the retail spaces.

Mr. Wilson asked Board members how they defined the term 'mixed use.'

The Board came to a consensus that mixed use was the combination of compatible commercial and residential uses on one recorded lot.

Mr. Wilson asked Board members what they felt the Town was trying to achieve with economic development initiatives.

The Board came to a consensus that the Town was trying to enhance the Route 1 corridor, not change the corridor with more intense development. The enhancements would take the form of beautifying the corridor and filling store fronts with businesses that are compatible with the desires and needs of the residents as expressed in several citizen surveys. There is no desire for larger apartment buildings. Residential development should focus on affordable housing projects that are reasonable for the area.

The Board discussed the following EDC planning and zoning recommendations:

- a. Establish an overlay district for the Village Center District. This would provide the Town with greater flexibility to shape development specifically within the Village Center District by establishing different

- standards and allowed uses for this area. Alternatively, a separate base zoning district could be established to encompass the Village Center District,
- b. Allow multiple-family dwellings to be permitted through the Site Plan Review process instead of requiring additional approval from the Zoning Board of Adjustment in the I-B/R,
  - c. Allow mixed use buildings and develop standards for this type of use in the I-B/R,
  - d. Establish more stringent standards for motor-vehicle service facilities or prohibit this use from the Village Center District,
  - e. Revise dimensional standards to allow increased density in the I-B/R,
  - f. Reduce allowed lot size in the I-B/R,
  - g. Reduce minimum front setback and bring buildings closer to the street in the I-B/R,
  - h. Reduce required parking standards in the I-B/R,
  - i. Revise sign regulations in the I-B/R,
  - j. Strengthen landscaping requirements in the I-B/R,
  - k. Reduce the variation of side and rear yard standards in the I-B/R,
  - l. Offer a height bonus in exchange for reduced impervious coverage in the I-B/R, and
  - l. Prohibit outdoor display and storage from within the front setback in the I-B/R.

Mr. Harned questioned the need to consider zoning changes associated with a report that has not been adopted by the Town. Neither the consulting firm report nor the zoning recommendations document provide any justifications for the proposed changes, guidance for implementation of the changes, or stated benefits for the Town if the changes are made.

## 2. Discussion of Master Plan Land Use Chapter revisions.

Mr. Maggiore presented a draft of the proposed Master Plan Land Use Chapter revisions created by the Long Range Planning Committee with the assistance of Ms. Rowden. The proposed chapter combines previous existing land use and future land use chapters into one chapter. The chapter presents a purpose, objectives, identifiable goals, activities to effectuate the goals, and a timeline for anticipated completion of the activities. The Board came to a consensus to have members individually review the proposed Master Plan Land Use Chapter revisions within the next month and discuss the revisions at the July work session.

## 3. 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) – Ms. Monaghan reported that the committee will have two sessions in July.
- e. Select Board – Mr. Kroner asked when proposed work on the Route 111 and Route 151 intersection near the bandstand area may begin. Mr. Maggiore responded that the work would begin either in late June or early July. Mr. Harned asked when the proposed noise ordinance may be adopted. Mr. Maggiore responded that the proposed noise ordinance will be placed on the Town Warrant for a vote of the residents in March 2022.
- g. RPC Circuit Rider – Ms. Rowden reported that repair work on the bridge in the vicinity of North Road and Lafayette Road may begin sometime in 2023 according to the NHDOT 10 year transportation plan.
- h. Planning and Zoning Administrator – Mr. Milner informed the Board of upcoming applications.

92 4. Minutes and other business.

93 Ms. Monaghan presented the Planning Board June 1, 2021 meeting minutes.

94 **Mr. Harned moved that the Planning Board accept the minutes of the June 1, 2021 Planning Board**  
95 **meeting as written. Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).**  
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97 The meeting was adjourned at 8:32pm without objection.

98  
99 Respectfully submitted,

100  
101  
102  
103 Rick Milner

104 Recording Secretary