



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, July 20, 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 6:30pm.

1. Discussion of proposed zoning ordinance amendments regarding Conditional Use Permits. Mr. Milner presented the following proposed zoning amendments language:

- a. Conditional Use Permits shall be valid only if exercised within two (2) years from the date of final approval or two (2) years from adoption of the zoning language for pre-existing approvals.
- b. Clarification that Accessory Dwelling Unit Conditional Use Permits are a type of innovative land use control that requires an appeal of Planning Board decision be made with the Superior Court or the Housing Appeals Board, not the Zoning Board of Adjustment.

Mr. Wilson and Mr. Harned suggested that the language be revised to state that the activities associated with the Conditional Use Permit be substantially completed within two (2) years, instead of merely exercised within two (2) years. The Board came to a consensus to include the suggested revision and other minor editorial revisions and review the zoning amendments language at the next work session.

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.

Mr. Maggiore explained that the draft land use chapter is responsive to 25 years of citizen surveys and current themes, concepts, and opinions. The proposed land use standards are not a static representation of past concepts. They are intended to represent a flexibility toward future land use goals.

Ms. Monaghan stated that the listed goals appear to conflict with the themes expressed in the introductory summary. The goals may need to be revised to more clearly represent the introductory statements.

Mr. Wilson stated that the goal of the Master Plan is to represent the desires of the residents. North Hampton is a rural, coastal community, not a suburban community as stated in the draft language. North Hampton is an individual town with unique characteristics, not a part of a larger suburban area. Mr. Wilson suggested that the draft language be revised to more accurately reflect the rural and traditional New England characteristics of North Hampton. Mr. Wilson also made the following suggestions:

- a. Conservation land and wetlands maps be added to the land use chapter as a way to illustrate the rural nature of the town,
- b. The actual amount of impervious coverage on properties be added to land use chapter discussion of water resources, and
- c. The actual amount of land in conservation be added to the chart of land use type percentages.

Ms. Monaghan suggested that services that residents desire should be included in the language detailing the goals for promoting a vibrant and sustainable commercial district.

The Board discussed the apparent split in goals of business property owners who desire strategies to help maximize the profitability of their properties and residents who want to maintain the rural character of the town while encouraging growth of business that fits their needs.

The Board discussed certain details listed in the tables of implementation strategies at the end of the land use chapter draft. The Board came to a consensus to further review the implementation strategies at the next 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) – No report.
- e. Select Board – Mr. Maggiore reported that the Select Board will hold a meeting to discuss and receive feedback regarding the deficiencies of the current Town Facilities site and buildings and opportunities to improve both the site and the buildings.
- g. RPC Circuit Rider – Ms. Rowden reported that a 30-unit housing project on the west side of Route 1 just north of the North Hampton town line in the Town of Rye has been declared as a project having an impact on the surrounding region. A public information and feedback meeting will be held on July 26.
- h. RPC Commissioner – Ms. Gamache reported that the RPC is working on a grant to aid rail trail development and planning within seven (7) communities in the region.
- i. Planning and Zoning Administrator – Mr. Milner informed the Board of upcoming applications.

4. Minutes and other business.

Ms. Monaghan presented the Planning Board July 6, 2021 meeting minutes.

Mr. Wilson moved that the Planning Board accept the minutes of the July 6, 2021 Planning Board meeting as written. Second by Mr. Harned. The vote was unanimous in favor of the motion (6-0).

The meeting was adjourned at 9:26pm without objection.

Respectfully submitted,
Rick Milner, Recording Secretary