



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, September 21, 2021 at 6:30pm
Town Hall, 231 Atlantic Avenue**

6 These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a
7 transcription.
8
9 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Shep Kroner,
10 Valerie Gamache and Jim Maggiore, Select Board Representative; Alternate Member John Sillay; Jennifer
11 Rowden, RPC Circuit Rider Planner; and Rick Milner, Recording Secretary.
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13 Vice Chair Monaghan called the meeting to order at 6:30pm.
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15 1. Discussion of Master Plan Land Use Chapter revisions.
16 Ms. Rowden presented a revised draft of the proposed Master Plan Land Use Chapter Goal #2 created
17 by the Long Range Planning (LRP) Committee with the assistance of Ms. Rowden. The revised language
18 incorporated concepts based on comments made by Planning Board members at the previous work
19 session. The introductory statement of Goal #2 is currently expressed as follows:
20 Promote a vibrant and sustainable commercial area within the Industrial-Business/Residential District
21 (I-B/R) while maintaining North Hampton's rural characteristics.
22
23 Ms. Rowden explained that the purpose of the revised language was to better reflect the desires of the
24 Town's residents as to what they envision for the character of the I-B/R District by bringing these
25 concepts to the forefront of the document.
26
27 Mr. Maggiore stated that the Long Range Planning Committee is attempting to create a planning tool for
28 the future while still reflecting the desires of resident's expressed in current and previous land use
29 surveys. The land use chapter should be a vibrant document that is not merely a static repetition of past
30 documents. It should create a bridge from the past into the future.
31
32 Mr. Kroner stated that the Planning Board should obtain a better understanding of the future build out
33 opportunities within the I-B/R District. He suggested adding a future build out analysis to the land use
34 chapter which shows available space within the I-B/R District for potential desired types of
35 development.
36
37 Ms. Monaghan expressed her concern that the Economic Development Committee (EDC) initiative was
38 mentioned within the Goal #2 language. In her opinion, since the EDC initiative was not adopted by the
39 Select Board, the initiative did not reflect the views of the Town and should not be mentioned within the
40 Master Plan.
41
42 Ms. Gamache stated her opinion that a substantial amount of time, effort, and funding was spent on the
43 EDC initiative. There may be some valid points within the EDC document that could be incorporated into
44 the land use chapter.
45

46 Mr. Sillay joined the meeting at 7:35pm. Mr. Sillay was seated for Mr. Etela.
47
48 Mr. Wilson stated that the EDC initiative did not produce any new items that residents find desirable or
49 were not already detailed in the land use chapter draft from other sources. Mr. Wilson stated that the
50 prevailing ethos of the community is to have development that is consistent with the residents' desires
51 and grows organically within the established parameters of the current zoning ordinance and
52 regulations; not transformational development that is disconnected from the residents' desires and
53 requires radical changes to the established parameters of the current zoning ordinance and regulations
54 as proposed in the EDC initiative.

55
56 The Board came to a consensus without objection to remove the sentence in Goal #2 associated with
57 the Economic Development Committee. The Board discussed the chapter goals and actions
58 implementation plan specific to Goal #2. Mr. Maggiore made note of the Board's comments and stated
59 that the LRP Committee would further review the proposed Master Plan Land Use Chapter at its next
60 meeting.

61
62 2. Committee Updates.
63 a. Long Range Planning (LRP) – No report.
64 b. Application Review Committee (ARC) – No report.
65 c. Rules and Regulations/Procedures – No report.
66 d. Capital Improvement Plan Committee (CIP) – Ms. Monaghan reported that the committee has
67 finished its work and will present a report to the Select Board on September 27. Ms. Monaghan
68 explained that there are 11 projects prioritized for Fiscal Year 2022-2023 totaling \$1.3 million.
69 e. RPC Commissioner – Ms. Gamache reported on RPC discussions regarding housing needs and
70 challenges met by local officials throughout the Rockingham County region.
71 f. Select Board – Mr. Maggiore reported that the Building Committee has visited other town facility sites
72 to gather background information for its discussions regarding improving the Town Facilities site and
73 buildings. Mr. Maggiore also reported on the Post Road/Exeter Road intersection reconfiguration and
74 Rail Trail trailhead options.
75 g. RPC Circuit Rider – No report.
76 h. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

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78 3. Minutes.
79 Ms. Monaghan presented the Planning Board September 7, 2021 meeting minutes.
80 **Mr. Wilson moved that the Planning Board accept the minutes of the September 7, 2021 Planning
81 Board meeting as written. Second by Mr. Harned. The vote was unanimous in favor of the motion
(7-0).**
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84 The meeting was adjourned at 9:15pm without objection.

85
86 Respectfully submitted,
87
88
89
90 Rick Milner
91 Recording Secretary