



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, October 19, 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.

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

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12 Vice Chair Monaghan called the meeting to order at 6:33pm.
13 Ms. Rowden joined the meeting by electronic connection.

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15 1. Consideration of alternate member appointment request.
16 Ms. Monaghan stated that Travis Billingham was not present and had not expressed an interest in
17 continuing with the appointment process. Mr. Wilson suggested that the Planning Board table
18 consideration of the alternate member appointment until Travis Billingham expressed an interest in
19 becoming an alternate member of the Planning Board.

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21 **Mr. Wilson moved that the Planning Board table consideration of the alternate member appointment**
22 **until Travis Billingham expressed an interest in becoming an alternate member of the Planning Board.**
23 **Second by Mr. Harned. The vote was unanimous in favor of the motion (4-0).**

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25 2. Discussion of commercial-residential mixed uses on properties.
26 Mr. Harned asked when the fair share of workforce housing report for the Rockingham County region
27 would be ready for review. This report would provide useful information for the Board during its
28 discussion of commercial-residential mixed uses.

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30 Ms. Rowden stated that, due to the late completion of the U.S. 2020 Census, finalization of the fair share
31 of workforce housing report by the Rockingham Planning Commission would not occur for at least nine
32 months.

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34 Ms. Monaghan suggested that the Planning Board create an ad hoc subcommittee to explore
35 commercial-residential mixed use alternatives for North Hampton.

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37 The Board discussed the parameters for framing commercial-residential mixed use proposals.

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39 Mr. Kroner suggested that any commercial-residential mixed use proposal should define what
40 commercial-residential mixed uses look like within the unique North Hampton environment, not what
41 they would look like in other communities.

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43 Mr. Harned suggested that the entire Planning Board establish the parameters within which the ad hoc
44 subcommittee will work and report back to the full Planning Board on a regular basis to ensure that the
45 subcommittee is satisfying the established parameters.

Mr. Wilson suggested that the Board wait for finalization of the fair share of workforce housing report prior to considering commercial-residential mixed use alternatives for North Hampton. Commercial-residential mixed use alternatives for North Hampton should be tied to affordable housing needs.

3. Committee Updates.

a. Long Range Planning (LRP) – Ms. Rowden reported that a revised Master Plan Land Use Chapter document should be ready for review at the November work session meeting.

b. Application Review Committee (ARC) – No report.

c. Rules and Regulations/Procedures – No report.

e. RPC Commissioner – No report.

f. Select Board – No report.

g. RPC Circuit Rider – No report.

h. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

4. Minutes.

Ms. Monaghan presented the Planning Board October 5, 2021 meeting minutes and October 12, 2021 site walk minutes.

Mr. Kroner asked for clarification regarding the activities that occurred at the site walk.

Mr. Harned suggested that the site walk minutes be amended by adding the following sentence to the end of the last paragraph:

“The Board members made note of several site features that were not consistent with previously approved site plans.”

Mr. Harned moved that the Planning Board accept the minutes of the October 5, 2021 Planning Board meeting as written and the minutes of the October 12, 2021 Planning Board site walk as amended. Second by Mr. Wilson. The vote was unanimous in favor of the motion (4-0).

5. Other Business.

Mr. Harned suggested that, based on resident feedback concerning recent excavation activities in the Town, the Board review the excavation and blasting regulations and consider alternatives to long-term rock pounding operations.

The meeting was adjourned at 7:17pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary