



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, December 21, 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, Lauri Etela, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider Planner; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:33pm.

**I. Public Hearing**

**1. Town of North Hampton, NH** review of amendments to zoning ordinances for inclusion on the 2022 Town Warrant.

Mr. Milner presented a proposed zoning ordinance language revision to the Town of North Hampton Zoning Ordinance Section 501 Wetlands Conservation District. The revision is intended to clarify that, since leach fields constructed above the existing grade of the land are considered structures, raised leach fields must conform to the 100 foot structure setback from wetlands, not the 75 foot setback from wetlands for leach fields constructed below grade.

**Mr. Harned moved that the Planning Board schedule a public hearing on January 18, 2022 to consider adoption of the proposed raised leach field wetlands setback zoning ordinance language. Second by Mr. Etela. The vote was unanimous in favor of the motion (7-0).**

**II. Old Business**

1. Discussion of Master Plan Land Use Chapter revisions.

Mr. Maggiore presented a revised draft of the proposed Master Plan Land Use Chapter revisions created by the Long Range Planning (LRP) Committee with the assistance of Ms. Rowden. The revisions incorporate concepts based on feedback from Board members at previous meetings.

The Board discussed the purpose, introduction, and goals sections of the document in detail. The land use goals included in the Master Plan Land Use Chapter draft are as follows:

- a. GOAL 1 - Increase community connectivity and vibrancy.
- b. GOAL 2 - Promote a vibrant and sustainable commercial area within the Industrial-Business/Residential District.
- c. GOAL 3 - Protect the environment and prepare for climate change impacts.
- d. GOAL 4 - Ensure that North Hampton maintain or achieve its fair share of affordable housing for the region.
- e. GOAL 5 - Maximize the potential of the rail-trail to be used as a community asset for North Hampton.

Mr. Wilson suggested that reports with data and information relevant to the stated goals, such as the most recent housing and coastal hazard reports, be included within the document.

The Board reviewed background information and data describing past and more recent land use in North Hampton. The Board discussed how crucial it is for future development planning to consider protection of water resources since nearly one-third of North Hampton is covered by wetlands and the remaining areas for development are limited. The Board also discussed alternatives for connecting the proposed rail trail with commercial and residential areas that benefit the Town.

Mr. Maggiore and Ms. Rowden made note of Board member suggestions regarding the Master Plan Land Use Chapter and will present a revised draft document at the next work session.

2. Discussion of parameters for commercial-residential mixed uses sub-committee.

Ms. Monaghan presented a revised list of possible parameters to guide a potential commercial-residential mixed uses ad hoc sub-committee in its consideration of commercial-residential mixed use alternatives for North Hampton. Ms. Monaghan suggested that the sub-committee should consider if mixed use brings any benefits to the Town.

Mr. Wilson stated that a primary land use goal at the state, regional, and local level is to ensure affordable housing opportunities are available. He is not sure how mixed use fits within the parameters of this goal. The Planning Board or its sub-committee should first determine what problem may or may not exist and if mixed use is necessary to address any perceived problem.

Mr. Harned stated that he has concerns with the open ended questions contained within the proposed sub-committee parameters. He needs to have better understanding of the sub-committee's specific objectives.

Ms. Monaghan stated that the Planning Board should investigate the mixed use issue since the Select Board forwarded to the Planning Board the Economic Development Committee's (EDC) recommendation that commercial-residential mixed use alternatives be reviewed by the Planning Board.

**Mr. Kroner moved that the Planning Board suspend discussion of the commercial-residential mixed use alternatives for North Hampton.**

Mr. Harned stated that he was not necessarily in favor of completely suspending discussion of the matter.

No second to the motion was made. The Board did not consider the motion.

Mr. Wilson stated that the Planning Board has given the mixed use issue a considerable amount of review time at five different meetings.

**Mr. Wilson moved that the Planning Board report to the Select Board that the Planning Board finds that, after deliberation of the commercial-residential mixed use issue at five meetings, further discussion of the mixed use issue is not fruitful at this time. The mixed use issue will be taken up by the Planning Board when it is found that discussion of the issue will be fruitful. Second by Mr. Kroner.**

Discussion of the motion – Mr. Harned suggested that the Board continue the discussion of mixed use when the regional affordable housing report is issued in 2022.

Mr. Maggiore stated that the Select Board did not discuss the mixed use issue in any substantial way and was not trying to achieve any goal by referring the matter to the Planning Board. The Select Board was simply communicating a recommendation from the EDC.

**The vote on the motion was 3-3-1 with Mr. Wilson, Mr. Kroner, and Mr. Etela in favor; Mr. Harned, Ms. Monaghan, and Ms. Gamache opposed; and Mr. Maggiore abstaining. The motion failed.**

3. Committee Updates.

a. Long Range Planning (LRP) – No report.

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

c. Rules and Regulations/Procedures – No report.

e. RPC Commissioner – No report.

f. Select Board – Mr. Maggiore reported that the Select Board will be preparing warrant articles for proposed town facility buildings.

g. RPC Circuit Rider – Ms. Rowden reported that public outreach sessions to discuss and receive public comment regarding the Coastal Hazard Adaptation chapter of the Master Plan are scheduled for January 13 and January 20.

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

4. Minutes.

Ms. Monaghan presented the Planning Board December 7, 2021 meeting minutes.

**Mr. Maggiore moved that the Planning Board accept the minutes of the December 7, 2021 Planning Board meeting as written. Second by Ms. Gamache. The vote was unanimous in favor of the motion (7-0).**

5. Electronic meeting options.

The Board, due to the current expanding public health issue, discussed remote electronic meeting options for public meetings that would conform to current State of NH law.

The meeting was adjourned at 9:30pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary