



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, January 18, 2022 at 5:00pm
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:** Nancy Monaghan, Vice Chair; Members Phil Wilson (electronic connection), Shep
10 Kroner, Lauri Etela, Valerie Gamache (electronic connection), and Jim Maggiore, Select Board
11 Representative; Jennifer Rowden, RPC Circuit Rider (electronic connection); and Rick Milner, Recording
12 Secretary.

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14 Vice Chair Monaghan called the meeting to order at 5:00pm.

15 **Mr. Maggiore moved that the Planning Board allow Mr. Wilson and Ms. Gamache to participate in the**
16 **meeting by electronic connection. Second by Mr. Etela. The roll call vote was unanimous in favor of**
17 **the motion (4-0).**

18
19 **I. Public Hearing**

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

22
23 Mr. Milner presented a proposed zoning ordinance language revision to the Town of North Hampton
24 Zoning Ordinance Section 501 Wetlands Conservation District. The revision is intended to clarify that,
25 since leach fields constructed above the existing grade of the land are considered structures, raised
26 leach fields must conform to the 100 foot structure setback from wetlands, not the 75 foot setback from
27 wetlands for leach fields constructed below grade.

28
29 Mr. Milner suggested clarifying language be added to the proposed zoning ordinance amendment
30 stating that, if imposition of the 100 foot wetlands setback creates a buildable area of less than 16,000
31 square feet on a lot of record existing prior to March 11, 2003, the 75 foot buffer zone setback shall
32 apply. No objections were raised to adding the language that clarified the intent of the zoning
33 amendment.

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35 Ms. Monaghan opened the public hearing at 5:10pm. No comments were made. Ms. Monaghan closed
36 the public hearing at 5:11pm.

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38 **Mr. Etela moved that the proposed revisions language to the Town of North Hampton Zoning**
39 **Ordinance Section 501 Wetlands Conservation District appear on the 2022 Town Warrant as revised at**
40 **the January 18, 2022 Planning Board meeting. Second by Ms. Gamache. The roll call vote was**
41 **unanimous in favor of the motion (6-0).**

42 The revised language is attached as Appendix A to these minutes.

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.

Ms. Gamache suggested revised language for the introduction section of the land use chapter.

The Board discussed whether or not the suggested edits change the intent of the document.

Ms. Monaghan stated that she may prepare revised language for the document as well.

Mr. Wilson stated that he may present minor typographical edits that do not change the intent of the document.

The Board came to a consensus to have Board members submit suggested revisions or other comments to Ms. Rowden by February 1. Ms. Rowden will compile the suggestions for presentation to the Board at the February 15 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. RPC Commissioner – Ms. Gamache reported the RPC has reviewed recent updates and detailed data regarding regional flooding risks and coastal hazard adaptation strategies.

e. Select Board – Mr. Maggiore informed the Board about the two separate public hearings to be held to discuss the bonding for the renovation of the old library into town administration offices and construction of a new Fire/Police building. Mr. Maggiore also reported that the state legislature will be taking up discussion of whether short term rental use may be allowed throughout the State.

f. RPC Circuit Rider – Ms. Rowden reported on the progress made at sessions of the town volunteer committee reviewing a new Coastal Hazard Adaptation chapter of the Master Plan.

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

4. Minutes.

Ms. Monaghan presented the Planning Board January 4, 2022 meeting minutes.

Mr. Wilson moved that the Planning Board accept the minutes of the January 4, 2022 Planning Board meeting as written. Second by Mr. Maggiore. The roll call vote was unanimous in favor of the motion (6-0).

The meeting was adjourned at 5:41pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary

APPENDIX A

2022 PROPOSED ZONING ORDINANCE AMENDMENT 1-18-22

Changes in RED or STRUCK OUT

501.7 Prohibited Uses in the Wetlands Conservation District

A. The following uses are prohibited within the Tidal Lands, Wetlands and Isolated, Non-Bordering Wetlands or within 75 feet of their boundaries: Septic systems, leach fields or on site disposal systems. As stated within the definition of 'structure' in Section 104, leach fields constructed above the grade existing prior to construction are considered structures and, therefore, shall not be permitted within 100 feet of Tidal Lands, Wetlands, and Isolated, Non-Bordering Wetlands. If the imposition of wetlands buffer setbacks causes the Buildable Area to be less than 16,000 square feet on a lot of record existing prior to March 11, 2003, the 75 foot buffer zone setback shall apply to leach fields constructed above the grade existing prior to construction.