



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, March 15, 2022 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, Lauri Etela, Shep Kroner, and Valerie Gamache; Alternate Member Rob Omberg; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:35pm.

I. Organizational Meeting of the Planning Board

1. Election of Chair and Vice Chair.

Mr. Wilson nominated Tim Harned to serve as Chair of the Planning Board for a one year term. No other nominations were made.

Mr. Wilson moved that Tim Harned be named the Planning Board Chair for a one year term. Second by Mr. Etela. The vote was 5-0-1 in favor of the motion with Mr. Harned abstaining.

Mr. Wilson nominated Nancy Monaghan to serve as Vice Chair of the Planning Board for a one year term. No other nominations were made.

Mr. Wilson moved that Nancy Monaghan be named the Planning Board Vice Chair for a one year term. Second by Mr. Harned. The vote was 5-0-1 in favor of the motion with Ms. Monaghan abstaining.

II. Public Hearing

1. **Town of North Hampton, NH.** Planning Board consideration of adoption of the proposed Master Plan Land Use Chapter.

Ms. Rowden presented the proposed Master Plan Land Use Chapter revisions created by the Long Range Planning (LRP) 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. The purpose of the document is to suggest prudent management, planning, and development principles of land use throughout the Town of North Hampton based upon resident input, best practices strategies, and available institutional knowledge. The land use goals included in the proposed Master Plan Land Use Chapter 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.

Ms. Monaghan opened the public hearing at 6:40pm.

Resident and North Hampton Business Association (NHBA) member Kirsten Larsen Schultz addressed the Board. Ms. Schultz stated that she was happy that the NHBA was included in the document as a party in the goals and actions implementation plan. The NHBA welcomes cooperating with implementation of the Master Plan Land Use Chapter goals.

Property owner Glenn Martin addressed the Board. Mr. Martin suggested that details regarding conservation subdivisions be added to the land use chapter.

Ms. Rowden stated that the environmental protection goals associated with conservation subdivisions are mentioned in the proposed land use chapter. Also, details for developing conservation subdivisions are included in the zoning ordinance.

Mr. Martin asked if mixed use strategies were considered for inclusion in the Master Plan.

Ms. Monaghan stated that mixed use concepts where commercial and residential uses are featured on the same lot have been discussed by the Board on several occasions. There are no proposed changes to the land use goals as they relate to mixed use development.

Mr. Kroner noted that provisions for mixed use development currently exist within the inclusionary housing section of the zoning ordinance.

Mr. Martin suggested that goals and strategies to maximize the value and function of the future rail trail in North Hampton be considered by the Board.

Mr. Harned stated that it would be premature at this time to establish goals and strategies associated with the future rail trail since the trail is owned by the State of New Hampshire and many land use issues regarding the proposed rail trail have not yet been settled at the state level.

Ms. Schultz stated her opinion that the proposed Master Plan Land Use Chapter is not in a form that is ready to be adopted.

Mr. Martin suggested that technology infrastructure actions indicated in the land use chapter as having expected long term completion timeframes should be classified as needing more immediate completion timeframes.

Ms. Monaghan closed the public hearing at 7:02pm.

Mr. Kroner suggested that the Board continue discussion of the proposed Master Plan Land Use Chapter at the next work session to allow interested members of the public time to further review the document.

Mr. Wilson stated his opinion that many of the concerns expressed at this meeting are not Master Plan concept issues. They are implementation issues. The Master Plan document is meant to provide a framework for land use goals, not lay out implementation details. He does not understand what would

be gained by further delay of the adoption process or what substantial changes could be made at the next meeting.

Ms. Rowden noted that the Master Plan Land Use Chapter will not be a static document. It can be amended in the future as new information becomes available.

Mr. Kroner moved that the Planning Board continue consideration of adoption of the proposed Master Plan Land Use Chapter to the April 19, 2022 meeting date. Second by Ms. Gamache.

Discussion of the motion – Mr. Kroner stated that the continuation would provide an opportunity for other members of the public to be informed and possibly participate in the land use chapter discussion.

Mr. Wilson noted that the full Planning Board and the Long Range Planning subcommittee have met in numerous publicly noticed meetings for two years to create and further revise the land use chapter document. The public has had ample opportunity to participate in the document creation process. While public comments are valuable, the comments raised at this meeting are matters for the appropriate authority/group responsible to consider when implementing a particular strategy, not the Planning Board during Master Plan consideration.

Ms. Gamache stated that she was in favor of a continuation in order to hear further public comment. However, she agreed that it may be too late in the current land use chapter development process to make significant changes to the document.

The vote was 5-1 in favor of the motion with Mr. Wilson opposed.

Mr. Kroner left the meeting at 7:15pm. Mr. Omberg seated for Mr. Kroner.

III. Old Business

1. Discussion of proposed Master Plan Coastal Hazards and Adaptation Chapter.

Ms. Rowden presented a revised draft of the proposed Master Plan Coastal Hazards and Adaptation Chapter previously discussed at the March 1 meeting. The draft included some minor language edits regarding stormwater management and sewer systems suggested by Board members at the March 1 meeting which did not change the intent of the document.

The Board reviewed the action plan table included in the document. The Board discussed impervious surface coverage information for land within the Industrial-Business/Residential District. Board members suggested adding a note which indicates current impervious surface coverage data in the document.

Ms. Rowden informed the Board about a proposed grant to study ground water rise and its future implications as mentioned in the coastal hazards and adaptation chapter draft. The grant would help provide in-depth ground water rise analysis and data specific to the Town of North Hampton. Ms. Rowden requested that the Planning Board submit a letter of support for inclusion in the grant application.

The Board came to a consensus without objection to continue discussion regarding the Master Plan Coastal Hazards and Adaptation Chapter at the next work session.

IV. Organizational Meeting of the Planning Board

1. Appointment of Committee members.

a. Long Range Planning Committee - **Mr. Harned moved that the Planning Board appoint Phil Wilson, Valerie Gamache, and Shep Kroner as members of the Long Range Planning Committee. Second by Mr. Etela. The vote was unanimous in favor of the motion (6-0).**

b. Application Review Committee – **Mr. Harned moved that the Planning Board appoint Tim Harned, Valerie Gamache, and John Sillay as members and Rob Omberg as an alternate member of the Application Review Committee. Second by Ms. Gamache. The vote was unanimous in favor of the motion (6-0).**

c. Rules and Procedures Committee - **Mr. Harned moved that the Planning Board appoint Tim Harned, Phil Wilson, and Rob Omberg as members of the Rules and Procedures Committee. Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).**

d. Capital Improvement Plan Committee Representative - **Mr. Harned moved that the Planning Board recommend to the Select Board that Nancy Monaghan be appointed as the Planning Board representative on the Capital Improvement Plan Committee. Second by Mr. Wilson. The vote was 5-0-1 in favor of the motion with Ms. Monaghan abstaining.**

e. Capital Improvement Plan Committee Citizens Representative – Ms. Monaghan informed the Board that Cynthia Swank’s term as the citizens representative on the committee is due to expire. Ms. Swank has indicated that she is interested in re-appointment as the citizens representative.

Mr. Wilson moved that the Planning Board recommend to the Select Board that Cynthia Swank be appointed to a three year term as the Citizens Representative on the Capital Improvement Plan Committee. Second by Mr. Harned. The vote was unanimous in favor of the motion (6-0).

f. Heritage Commission Representative - **Mr. Harned moved that the Planning Board recommend to the Select Board that Nancy Monaghan be appointed as the Planning Board Representative on the Heritage Commission. Second by Mr. Wilson. The vote was 5-0-1 in favor of the motion with Ms. Monaghan abstaining.**

V. Other Business

1. Workforce Housing Declaration.

Ms. Rowden stated that, per the requirements of the Inclusionary Housing Ordinance section of the Town of North Hampton Zoning Ordinance, the Planning Board must determine if the Town of North Hampton is meeting its fair share proportion of the region’s workforce housing needs no later than April 15 of each year.

Ms. Rowden further stated that housing figures updates prepared by the State of New Hampshire Office of Strategic Initiatives which detail the most recently calculated estimates and trends in New Hampshire’s housing supply will not be available until June 2022. The currently available housing data indicates that North Hampton is meeting its fair share of workforce housing needs based on the latest housing estimates.

Mr. Wilson moved that, based on the most current applicable data available to the Board, the Planning Board declares that the Town of North Hampton is meeting its fair share of the region’s

workforce housing needs as defined by State of New Hampshire RSA's. Second by Mr. Harned. The vote was unanimous in favor of the motion (6-0).

2. 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 that the Rockingham Planning Commission is discussing affordable housing matters and parameters for accurately interpreting the most recent housing data. The RPC is encouraging the public to participate in the discussion by completing a survey on the RPC web site.

e. Select Board – No report.

f. RPC Circuit Rider – No report.

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

3. Minutes.

Ms. Monaghan presented the Planning Board March 1, 2022 meeting minutes.

Mr. Wilson moved that the Planning Board accept the minutes of the March 1, 2022 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 8:25pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary