



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, May 17, 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, Valerie Gamache, and Jim Maggiore, Select Board Representative; Alternate Member Rob Omberg; Jennifer Rowden, RPC Circuit Rider; 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. Planning Board consideration of adoption of the proposed Master Plan Coastal Hazards and Adaptation Chapter.

Ms. Rowden presented a revised draft of the proposed Master Plan Coastal Hazards and Adaptation Chapter created by Ms. Rowden with collaboration from Rockingham Planning Commission staff, UNH Cooperative Extension staff, and Town of North Hampton Steering Committee members comprised of Town residents and Town Administration staff. The document detailed past storm and flooding events that have adversely impacted Town of North Hampton infrastructure, natural resources, and public and private structures. The document further detailed goals, strategies, and action plans to protect the Town of North Hampton from adverse impacts associated with future coastal hazards, climate change, and sea level rise. The draft included some minor language edits and a new appendix subsection detailing various actions plans to aid Town boards and committees with successfully completing objectives outlined in the chapter. Ms. Rowden stated that the Village District of Little Boar's Head Planning Board intends to adopt a similar document.

Ms. Monaghan opened the public hearing at 6:35pm. No comments were made. Ms. Monaghan closed the public hearing at 6:36pm.

Mr. Harned moved that the Planning Board adopt the proposed Town of North Hampton Master Plan Coastal Hazards and Adaptation Chapter as presented. Second by Ms. Gamache. The vote was unanimous in favor of the motion (7-0).

II. New Business

1. Review and prioritize potential zoning ordinance and site plan regulations changes for 2022-23.

Ms. Monaghan presented a list of potential zoning ordinance and site plan regulations revisions suggested by Board members over the last few months for consideration during the 2022-23 amendment calendar. The Board discussed which items to prioritize for creating draft regulations and ordinance language. The Board focused its discussion on options for creating regulations that will create solutions for affordable housing and other various housing issues.

Mr. Harned suggested that the Board consider regulations language that will help reduce construction noise associated with ledge removal and hammering/crushing operations.

Ms. Monaghan suggested that a definition of 'attached' as it relates to an accessory dwelling unit (ADU) be reviewed in order to clarify the means by which an ADU must be connected to a primary dwelling structure.

Mr. Wilson stated that a comprehensive review of current Town of North Hampton housing regulations and ordinances should be conducted prior to adopting new regulations in order to ensure that the Board was not trying to solve a problem that may not exist.

Mr. Kroner suggested that the Board review whether or not more detailed definitions for permitted uses and special exceptions contained within the zoning district uses tables of the zoning ordinance are necessary. Some of the uses can be interpreted very broadly without more specific definitions attached to them. Mr. Kroner left the meeting at 7:56pm.

Ms. Gamache suggested that the Board consider designating some town streets as scenic ways in order to protect big trees from unnecessary destruction, such as we've seen recently by utility companies. This purpose would be to achieve a number of ends, including maintaining their natural beauty along roadways and continuing to benefit from the significant ecosystem services they provide.

The Board assigned members to review potential regulations and ordinance amendments concerning Master Plan Housing Chapter revisions, inclusionary housing ordinance, definition of 'attached' as it relates to ADU's, construction noise and ledge removal, and scenic roadways.

III. Other Business

1. 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 – No report.

e. Select Board – Mr. Maggiore reported that the process for bonding the proposed Town Safety Complex is progressing.

f. RPC Circuit Rider – No report.

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

2. Minutes.

Ms. Monaghan presented the Planning Board May 3, 2022 meeting minutes.

Mr. Harned moved that the Planning Board accept the minutes of the May 3, 2022 Planning Board meeting as written. Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).

The meeting was adjourned at 8:12pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary