



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, January 17, 2023 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 Shep Kroner, Lauri Etela, Valerie Gamache, and Jim Maggiore, Select Board Representative; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:30pm.

I. New Business

1. Discussion of proposed Excavation and Blasting Regulations revisions.

Mr. Harned presented proposed language revisions regarding the excavation and blasting regulations. The intent of the proposed revisions is to require that hammering be used as a process for excavation rather than blasting and limit the time period for hammering operations. Hammering is potentially less damaging to surrounding area than blasting. If hammering operations exceed the allowed time period, then blasting operations will be used to minimize long term disturbance to neighbors as long as the blasting process is determined to be the only reasonable option for ledge removal.

Mr. Milner suggested that Mr. Harned seek the advice of legal counsel to determine if the Planning Board can mandate that a particular process for ledge removal be used. Applicants may have the right to choose which type of ledge removal process that they wish to use. Mr. Harned stated that he would review the proposed regulations with legal counsel.

Mr. Maggiore asked if other methods for ledge removal, other than hammering or blasting, are available.

Mr. Harned stated that he checked with a professional in the excavation industry who advised that hammering or blasting are the only reasonable methods for ledge removal.

The Board discussed various impacts of hammering and blasting operations and the consequences associated with past hammering and blasting activities in the Town of North Hampton.

Mr. Kroner stated that it is beneficial to establish hammering and blasting operations criteria to help the Planning Board evaluate the needs of a particular project.

Mr. Maggiore stated that the Board needs to know the consequences to groundwater and public water supplies associated with blasting operations.

The Board discussed daily time limits for hammering operations and the appropriate overall time limit for a hammering operation to continue. The Board came to a consensus to further discuss the proposed revisions at a future work session.

2. Discussion of Regional Housing Need Assessment and Workforce Housing Fair Share.

Ms. Rowden presented the most recent 2022 Regional Workforce Housing Fair Share Table prepared by a research firm for the State of NH and Rockingham regional planning organizations. The table projected that the Town of North Hampton needs to add workforce housing units to meet its 2025 regional fair share as indicated by State of NH RSA's. The amount of needed workforce housing units to meet the fair share goal is projected to increase for 2030, 2035, and 2040. The analysis is based on the federal government's 2020 census.

Ms. Rowden also reviewed a slide presentation with the Board which included the following:

- a. increasing regional population data
- b. increasing housing costs data
- c. housing affordability data
- d. opportunities for development
- e. resources available to municipalities to aid with attaining their housing goals
- f. methodology associated with the figures presented in the fair share table

The Board discussed the figures included in the workforce housing fair share table and the methodologies and supporting data used to create the table. The Board came to a consensus to continue discussion of this item at the February work session.

II. Other Business

1. Committee Updates.

No updates.

2. Minutes.

Ms. Monaghan presented the Planning Board January 3, 2023 meeting minutes.

Ms. Monaghan informed the Board that the following edits were made to the minutes after distribution to the Board.

- a. Lines 190 and 208 typo errors corrected.
- b. Lines 320-321 Comment regarding ZBA variance added.
- c. Lines 468-469 Second to motion and vote tally added.

Mr. Harned moved that the Planning Board accept the minutes of the January 3, 2023 Planning Board meeting as amended. Second by Mr. Kroner. The vote was 5-0-1 in favor of the motion with Ms. Gamache abstaining.

The meeting was adjourned at 8:22pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary