



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, February 21, 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 (electronic connection); Nancy Monaghan, Vice Chair; Members Phil Wilson, Shep Kroner, Lauri Etela, 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 6:30pm.

**Mr. Wilson moved that the Planning Board allow Mr. Harned to participate in the meeting by electronic connection. Second by Ms. Gamache. The roll call vote was unanimous in favor of the motion (6-0).**

**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. Harned stated that he would review the proposed regulations with legal counsel. Mr. Harned also stated his opinion that the 20 day time limit to allow hammering activities to continue for a construction project seemed to be a reasonable amount of time.

Mr. Wilson suggested that language defining the different types of allowed hammering activities and types of allowed hammering equipment be added to the proposed regulations revisions.

Ms. Rowden suggested that language be added to the proposed regulations revisions which requires the applicant to submit information indicating the type of hammering activity, equipment to be used, and estimated length of time for the hammering activity when submitting an application for approval of a development project which necessitates excavation of rock ledge.

Mr. Wilson stated that, based on his knowledge of excavation projects, 20 days may be too restrictive a time frame for limiting the scope of a hammering activity.

Mr. Harned stated that he would take the Board member comments under consideration and report back to the Board at a future work session. The Board came to a consensus to review the proposed excavation and blasting regulations at a future work session.

2. Discussion of Regional Housing Need Assessment, Workforce Housing Fair Share, and Master Plan Housing Chapter.

Ms. Rowden explained that the Rockingham Planning Commission will be collecting more data to aid with creation of an updated Housing Chapter for the Town of North Hampton Master Plan. Ms. Rowden presented a Housing Chapter draft outline which included the following concepts:

- a. housing vision,
- b. housing data and regional housing needs assessment,
- c. workforce housing law,
- d. key considerations and implications for housing,
- e. housing goals and actions,
- f. local regulations audit and opportunities to amend regulations to assist the Town in meeting its identified housing goals and actions, along with fulfilling housing requirements under state law, and
- g. public input summary.

Ms. Monaghan asked for clarification on the actual number of existing workforce housing units in the Town of North Hampton in order to aid the Planning Board with determining if the Town is meeting its fair share of workforce housing for the region.

Ms. Rowden stated that the actual number of existing workforce housing units is not known. However, an estimate can be derived from Town assessing data and available rental unit data for the Portsmouth-Rochester region.

Mr. Wilson stated that he is not confident that data for the Portsmouth-Rochester region is applicable to North Hampton, especially as it relates to determining whether or not the Town is meeting its fair share of workforce housing. The regional data does not incorporate specific information regarding precisely how many units exist in North Hampton and actual purchase or rental amounts. The only information that can be accurately derived from the regional data is that there is a significant demand for all types of housing in the region and not enough supply to meet this demand. It is not reasonable to attempt to extrapolate the workforce housing needs of North Hampton from data that is not accurate to the actual housing conditions that exist in North Hampton.

Mr. Kroner stated his opinion that housing units are going to become available in future years as older residents age out of the units in which they currently reside. Mr. Kroner also suggested that the Board be proactive and try to identify areas of North Hampton that can accommodate workforce housing units in anticipation of future housing needs.

Ms. Monaghan stated her concern that the methodology used to calculate the regional workforce housing needs assessment does not take into account the actual number of existing workforce housing units in the Town of North Hampton. As a result, she finds it difficult to make an informed decision regarding the Board's declaration as to whether or not the Town is meeting its fair share of workforce housing.

Mr. Kroner stated his opinion that, based on the data provided, the Town of North Hampton is not meeting its fair share of workforce housing for the region.

Ms. Gamache stated that, based on her experience living in other areas of the country, options to enhance housing opportunities can be found if the Town considers alternative plans to fulfill the region's housing needs.

Mr. Wilson asked Ms. Rowden if she could provide the Board with data to aid the Board with establishing a ratio of workforce housing units to total housing units that the Planning Board could apply to proposed development projects in order for the Town to make progress toward achieving its workforce housing fair share.

## **II. Other Business**

### **1. Committee Updates.**

No updates.

### **2. Minutes.**

Ms. Monaghan presented the Planning Board February 7, 2023 meeting minutes.

**Mr. Wilson moved that the Planning Board accept the minutes of the February 7, 2023 Planning Board meeting as written. Second by Ms. Gamache. The roll call vote was unanimous in favor of the motion (6-0).**

The meeting was adjourned at 7:44pm without objection.

Respectfully submitted,

Rick Milner  
Recording Secretary