



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, May 16, 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: Phil Wilson, Chair; Rob Omberg, Vice Chair; Members Nancy Monaghan, Shep Kroner, Lauri Etela, and Jim Maggiore, Select Board Representative; Alternate Members John Sillay and Tim Harned; Jennifer Rowden, RPC Circuit Rider (electronic connection); and Rick Milner, Recording Secretary.

Vice Chair Omberg called the meeting to order at 6:30pm.
Mr. Sillay seated for Ms. Gamache.

I. New Business

1. Review of proposed Heritage Commission Master Plan Historic Resources Chapter.
Heritage Commission Members Donna Etela (Chair), Vicki Jones, and Cynthia Swank were present at the meeting.

Ms. Jones addressed the Board. Ms. Jones presented a draft version of the proposed Master Plan Historic Resources Chapter. The proposed document was a streamlined, revised version of the 2013 Historic Resources chapter which:

- a. eliminates outdated data,
- b. replaces 14 pages of extraneous data with on-line links to the data,
- c. creates a new structure and formatting for the document to be consistent with other Master Plan Chapter formats,
- d. includes purpose of Heritage Commission,
- e. includes projects and publications produced by the Heritage Commission, and
- f. includes future goals and tasks to be completed by the Heritage Commission and other Town boards in order to maintain and restore historic resources in the Town of North Hampton.

Mr. Kroner asked for clarification regarding the funding sources used to complete proposed tasks.

Ms. Jones stated that the Heritage Commission rarely uses Town of North Hampton operating budget money to fund proposed tasks. The commission finds many different independent funding sources.

Mr. Wilson suggested that the revised document include a short introduction which references:
a. relevant State of NH RSA's associated with the preservation of historic resources and
b. connection to the Town of North Hampton Master Plan Vision Statement principles which categorize the maintenance and preservation of historic resources as a primary goal.

Ms. Jones stated that she would consult with Ms. Rowden to make the changes suggested by the Planning Board.

Ms. Monaghan moved that the Planning Board schedule a public hearing at the June 20, 2023 Planning Board meeting to consider the adoption of the final corrected version of the proposed Master Plan Historic Resources Chapter. Second by Mr. Maggiore. The vote was unanimous in favor of the motion (7-0).

II. Continued Business

1. Discussion of proposed Excavation and Blasting Regulations revisions.

Mr. Harned presented proposed language revisions regarding the excavation and blasting regulations based on comments made by Board members at the February 21 work session. 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 the 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 rock ledge removal.

Mr. Harned stated that he reviewed the proposed regulations with Town Counsel. Town Counsel stated that the Planning Board had the authority to move forward with the proposed revisions to the blasting regulations and the intention to mandate the type of processes used to excavate rock ledge. Town Counsel offered comments and suggested language changes.

Mr. Harned stated that the 20 day limit for hammering operations is not arbitrary. The 20 day limit is based on input from residents who have experienced a recent hammering project as to what length of time for a hammering project would become a nuisance.

The Board engaged in a lengthy discussion regarding the different types of hammering equipment, noise levels associated with different types of hammering equipment, and permissions or restrictions associated with different types of hammering equipment.

Mr. Milner suggested that the proposed language revisions associated with Appendix F Blasting Regulations be reviewed with a focus on any potential conflicts with the entire Excavation Regulations chapter language of which Appendix F is a part.

Mr. Sillay suggested that the regulations should account for any situations that could happen as the result of hammering or blasting operations, not just situations that normally happen.

Mr. Kroner stated that noise levels associated with hammering operations are not harmful or disruptive in his opinion. The ability to control or enforce noise levels associated with a hammering operation is not practical.

The Board came to a consensus without objection that a 20 day limit for hammering activities with the ability for a contractor to receive two separate five day extensions from the Building Inspector was acceptable. Any extensions beyond this time frame would need to be approved by the Planning Board at a public hearing after proper noticing to abutters and the general public.

The Board also discussed when the proposed regulations would take effect if adopted and how the newly adopted regulations would or would not apply to land use and excavation project applications submitted prior to the adoption of any revised regulations.

Mr. Harned stated that he would take the Board member comments into 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. Consideration of Workforce Housing Fair Share status declaration.

Ms. Rowden noted that the consideration of the Workforce Housing Fair Share status declaration was tabled at the April 18 work session. Ms. Rowden asked if the Board wanted to continue discussion of the matter.

Ms. Monaghan moved that the Planning Board table consideration of the Workforce Housing Fair Share status declaration until more accurate information is available to determine the actual number of workforce housing units in North Hampton. Second by Mr. Wilson. The vote was unanimous in favor of the motion (7-0).

III. Other Business

1. Committee Updates.

a. Long Range Planning (LRP) – Mr. Wilson informed the Board of the progress made by the committee on the Master Plan Housing Chapter.

b. Application Review Committee (ARC) – No report.

c. Rules of Procedure/Regulations – No report.

d. RPC Commissioner – Ms. Rowden informed the Board of a training session in which workforce and affordable housing alternatives outside of the usual zoning frameworks were discussed.

e. Select Board – Mr. Maggiore informed the Board of plans to improve a culvert which allows the flow of the Little River under Route 1/Lafayette Road. Mr. Maggiore asked Planning Board members to provide any input that they feel will be helpful in determining the upstream and downstream effects of enlarging the size of the culvert.

f. RPC Circuit Rider – Ms. Rowden informed the Board that the RPC had been awarded a \$12,500.00 grant to work on updates to the Town of North Hampton Floodplain Management regulations.

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

2. Purpose of wetlands regulations.

The Board briefly discussed the criteria associated with approving a conditional use permit for an activity within the Wetlands Conservation District and the purpose of minimizing the activity's adverse impact on the wetlands and its functions.

3. Minutes.

Mr. Omberg presented the Planning Board May 2, 2023 meeting minutes.

Ms. Monaghan moved that the Planning Board accept the minutes of the May 2, 2023 Planning Board meeting as written. Second by Mr. Wilson. The vote was unanimous in favor of the motion (7-0).

The meeting was adjourned at 8:15pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary