



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, June 20, 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; Members Nancy Monaghan, Lauri Etela, and Jim Maggiore, Select Board Representative; Alternate Members John Sillay, Dan Derby, Tom McManus, and Tim Harned; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

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

Mr. Harned seated for Mr. Omberg. Mr. McManus seated for Mr. Kroner. Mr. Derby seated for Ms. Gamache.

**I. Public Hearing**

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 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- a. eliminates outdated data,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. includes survey data of historical resources, especially barns,
- d. includes public education resources,
- e. includes information regarding coastal hazard impacts on historical resources,
- f. creates a new structure and formatting for the document to be consistent with other Master Plan Chapter formats,
- g. includes purpose of Heritage Commission,
- h. includes projects and publications produced by the Heritage Commission, and
- i. includes future goals and tasks to be completed by the Heritage Commission and other Town boards to maintain and restore historic resources in the Town of North Hampton.

Mr. Wilson opened the public comment session at 6:35pm. No comments were made. Mr. Wilson closed the public comment session at 6:36pm.

**Ms. Monaghan moved that the Planning Board adopt the proposed Town of North Hampton Master Plan Historical Resources Chapter as presented. Second by Mr. Harned. The vote was unanimous in favor of the motion (7-0).**

**II. New Business**

**1. Case #23:13 – Applicant: Benjamin T. Siracusa Hillman, Trustee, Helen V. Coorssen 2019 Revocable Trust, c/o Piscataqua Savings, 15 Pleasant Street, Portsmouth, NH 03801, and c/o Shaheen & Gordon, PA, P.O. Box 2703, Concord, NH 03302.** The Applicant requests a voluntary lot merger of five lots totaling approximately 48 to 49 acres. Property Owner: Helen V. Coorssen 2019 Revocable Trust, c/o Piscataqua Savings, 15 Pleasant Street, Portsmouth, NH 03801; Property Location: 80 Woodland Road and adjoining back lots, North Hampton, NH 03862; M/L: 006-106-000, 006-104-000, 006-103-000, 006-077-000, and 006-076-000; Zoning District: R-2, Medium Density District.

In attendance for this application:

No one in attendance.

Mr. Wilson presented the voluntary lot merger form and the tax map plan excerpt which details the voluntary merger of Map/Lots 006-106-000, 006-104-000, 006-103-000, 006-077-000, and 006-076-000. The proposed voluntary lot merger area contains the 80 Woodland Road property with existing home and adjoining back lots totaling approximately 48 to 49 acres. The combined lots will be designated as Map/Lot 006-104-000 upon recording of the voluntary lot merger documents.

Ms. Rowden stated that the proposed voluntary lot merger will not create any non-conformance with the requirements of the Town of North Hampton Zoning Ordinance.

Mr. Derby asked if the status of any easements on the property will change as the result of the voluntary lot merger.

Ms. Rowden responded that the status of any easements will not change.

M. Monaghan asked if the combined property could be subdivided in the future.

Ms. Rowden responded that the property could be subdivided in the future if the property owner followed the appropriate Planning Board review and approval process as all other proposed subdivisions must follow.

**Mr. Harned moved that the Planning Board approve the voluntary lot merger of Map/Lots 006-106-000, 006-104-000, 006-103-000, 006-077-000, and 006-076-000 and authorize the Chair to sign the voluntary lot merger form. Second by Mr. Maggiore. The vote was unanimous in favor of the motion (7-0).**

**III. 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 previous work sessions and Town Counsel review. The intent of the proposed revisions is to require that hammering be used as a process for excavation rather than blasting and limit the duration of the hammering operations. Hammering is potentially less damaging to the surrounding area than blasting. If hammering operations exceed the allowed duration, then blasting operations will be used to minimize long term disturbance to neighbors if the blasting process is determined to be the only reasonable option for rock ledge removal.

The Board discussed how to calculate what is considered one day of hammering operations. The Board came to a consensus to retain the proposed language which states that any hammering on a given day will count as one day of hammering.

The Board discussed the limits of the Blasting Administrator's and the Planning Board's authority to determine the appropriate process to accomplish a specific excavation task or project.

The Board discussed adding new language in the Site Plan Regulations and the Subdivision Regulations requiring the inclusion of more detailed data regarding potential excavation activities when a site plan or subdivision application is submitted to enable the Board to make an informed decision regarding the suitability of the project and the appropriate process to successfully complete the proposed excavation tasks.

The Board discussed the duration of a potential extension to the length of time associated with a hammering operation permit. The Board came to a consensus to revise the language to reflect Town Counsel's suggestion that the duration of a hammering operation permit extension be one ten-day extension rather than two five-day extensions.

The Board discussed the possible conditions associated with land that may be unsuitable for development.

The Board discussed how some projects could have hammering or blasting activities conducted in phases at different times rather than at one time. A phased project could impact how to apply the time limit criteria proposed in the revised excavation regulations. The Board discussed how time limits for the duration of hammering or blasting activities for each individual phase of a project could be determined.

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.

#### **IV. Other Business**

1. Review of Rockingham Planning Commission professional services contract.

Mr. Milner presented the 2023-24 Rockingham Planning Commission contract with the Town of North Hampton for Circuit Rider Planner professional services.

**Ms. Monaghan moved that the Planning Board recommend to the Select Board approval of the 2023-24 Rockingham Planning Commission Circuit Rider Planner professional services contract as written. Second by Mr. Harned. The vote was unanimous in favor of the motion (7-0).**

2. 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 – No report.

e. Select Board – Mr. Maggiore informed the Board of the ongoing interviews for hiring a new Police Chief. Mr. Maggiore also informed the Board of State Legislature revisions to laws regarding performance guarantee requirements.

f. RPC Circuit Rider – Ms. Rowden informed the Board that an application has been submitted to receive grant funding for drafting regulations and community standards associated with coastal hazard and resiliency impacts.

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

h. Capital Improvements Program – Ms. Monaghan informed the Board that the CIP Committee will start work sessions in July to prioritize capital improvement projects for Fiscal Year 2025.

3. Minutes.

Mr. Wilson presented the Planning Board June 6, 2023 meeting minutes.

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

The meeting was adjourned at 8:03pm without objection.

Respectfully submitted,

Rick Milner  
Recording Secretary