



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, November 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: Phil Wilson, Chair; Members Nancy Monaghan, Shep Kroner, and John Sillay; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Chair Wilson called the meeting to order at 6:31pm.

I. New Business

1. Consideration of Planning Board alternate member vacancy appointment.

Mr. Wilson presented a request from North Hampton resident Susan McCullom-Barry to be appointed as an alternate member of the Planning Board.

Ms. McCullom-Barry addressed the Board. Ms. McCullom-Barry explained her interest in serving the Town of North Hampton in a variety of capacities. Ms. McCullom-Barry noted her experience as a healthcare professional and Heritage Commission member.

Mr. Kroner stated that Ms. McCullom-Barry was a well-qualified candidate to be an alternate member on the Planning Board.

Ms. Monaghan moved that the Planning Board appoint Susan McCullom-Barry as an alternate member of the Planning Board for a term ending at the Town Elections in March 2026. Second by Mr. Sillay. The vote was unanimous in favor of the motion (4-0).

II. Public Hearing

1. Town of North Hampton, NH review to consider adoption of proposed Master Plan Housing Chapter. Mr. Wilson presented the proposed Master Plan Housing Chapter revised draft created by the Long Range Planning Committee. The goal of the committee was to create a framework for providing reasonable and realistic opportunities for affordable and workforce housing in the Town of North Hampton above and beyond the existing opportunities provided by the Inclusionary Housing section of the zoning ordinance. During its review of applicable housing data, the committee identified a need for senior age housing due to the increase in the number of senior age people living in the area.

The proposed housing chapter reflects North Hampton residents' desire to maintain the rural and traditional New England heritage character of the community and protect the Town's water resources contained within the aquifers, wetlands, and streams. Another goal of the proposed housing chapter revisions is to create a plan for monitoring the changing economic climate and housing market and facilitate adjustments that satisfy both the changing market and the desires of the Town's residents. The proposed language is attached as Appendix A to these minutes.

Mr. Wilson opened the public hearing at 6:40pm. No comments were made. Mr. Wilson closed the public hearing at 6:41pm.

Ms. Monaghan moved that the Planning Board adopt the proposed Town of North Hampton Master Plan Housing Chapter as presented. Second by Mr. Sillay. The vote was unanimous in favor of the motion (4-0).

III. Continued Business

1. Discussion of proposed revisions to Town of North Hampton Zoning Ordinance Section 401 Accessory Dwelling Unit.

Ms. Monaghan presented suggested revisions to the Accessory Dwelling Unit section of the zoning ordinance. The revised language allows pre-1940, antique barns to be eligible for the addition of an accessory dwelling unit if the barn is not attached, as defined by the zoning ordinance, but is connected to the primary dwelling and retains its traditional New England style architecture. The goal of the revised language is to preserve traditional New England barn architecture and provide an opportunity for additional housing opportunities.

Ms. Monaghan noted that a purpose statement has been added to the proposed revision based on Planning Board member comments at the last meeting. Minor edits were made to the document. The proposed language is attached as Appendix B to these minutes.

Ms. Rowden stated that the proposed pre-1940 style architecture language has a significant amount of historical and scholarly background to support its inclusion in the proposed zoning ordinance revision.

Ms. Monaghan moved that the Planning Board schedule a public hearing on December 19, 2023 to consider adoption of the proposed revisions to Town of North Hampton Zoning Ordinance Section 401 Accessory Dwelling Unit. Second by Mr. Sillay. The vote was unanimous in favor of the motion (4-0).

IV. New Business

1. Discussion of proposed revisions to Town of North Hampton Zoning Ordinance Section 504 Floodplain Development Ordinance.

Ms. Rowden presented proposed enhanced floodplain regulation using the 2018 Office of Planning and Development's NH's Menu of Higher Floodplain Regulation Standards to improve the town's resiliency to flooding and reduce potential losses. Improving flood resilience is a specific goal action identified in North Hampton's Master Plan Coastal Hazard and Adaptation Chapter adopted in May, 2022.

Ms. Rowden stated that amending North Hampton's floodplain regulations will allow for:

- a. increased ability for the town to bounce back after a flood event,
- b. protection of natural resources and flood storage capacity of intact floodplains, and
- c. better protection of the many homes, historic resources, and various infrastructure contained within existing floodplains that are susceptible to both freshwater flooding, coastal flooding, sea level rise and storm surge.

Ms. Rowden explained that the current Floodplain Development Ordinance regulations meet federal flood protection standards. However, improvements could be made to the regulations in order to protect against the escalating hazards created by changing climate conditions. Enhanced regulations

better protect vulnerable structures and allow North Hampton to receive roadway repair grants associated with storm events and other forms of disaster relief.

Ms. Rowden explained that the proposed regulations would require a property owner within a flood zone to improve upon a structure's ability to withstand a storm event by elevating the structure or employing other types of flood protection techniques at a higher level than required by the current regulations. The regulations also include substantial structure improvement or damage criteria which trigger a structure's compliance with the regulations.

Ms. Rowden explained that the proposed regulations would provide a benefit to Town residents by lowering flood insurance rates and mitigating possible widespread damage throughout the community.

Mr. Wilson expressed his concern that the proposed regulations may be a government mandate overreach which unduly burdens property owners and creates an administrative burden for the Town.

Ms. Monaghan stated her opinion that the regulations may be necessary to protect neighboring properties and structures from collateral storm damage caused by unsafe structures on another property.

Mr. Sillay expressed his concern that the benefits and protections of the enhanced regulations may not be realized due to uncertainty regarding consistent implementation of the regulations.

Mr. Kroner stated that a balance needs to be found between protecting the community as a whole and mandating possibly burdensome regulations upon homeowners.

Mr. Sillay asked if the Town would comply with federal standards if new regulations were not adopted.

Ms. Rowden stated that the Town would comply with federal standards if new regulations were not adopted. However, there will be a higher risk of flood damage due to severe storms which will increase costs to the community.

The Board discussed the following proposed language revisions:

- a. various definition changes for terms within the Floodplain Development Ordinance,
- b. job description and duties of the Floodplain Administrator position, and
- c. process for making determinations regarding floodplain or floodway areas and level of substantial improvement or damage.

The Board also discussed the number of property owners that may be impacted by the proposed regulations.

Mr. Wilson suggested that Ms. Rowden provide the Board with information regarding the number of homes in the floodplain area and the number of FEMA flood insurance policy holders in the Town of North Hampton in order for Board members to make a more informed decision regarding the implications and scope of impact associated with the proposed regulations.

The Board came to a consensus without objection to further review the proposed revisions at the December 19 work session.

2. Discussion of proposed revisions to Town of North Hampton Zoning Ordinance Sections 201.2.A, R-1 High Density District and 201.2.B, R-2 Medium Density District.

Mr. Milner presented a proposed revision to Town of North Hampton Zoning Ordinance Sections 201.2.A and 201.2.B to clarify the intent of the zoning ordinance that only one principal residential structure is allowed on a lot in the R-1 High Density District and the R-2 Medium Density District.

The Board came to a consensus without objection to make a minor edit to further clarify the intent of the zoning ordinance. The proposed language is attached as Appendix C to these minutes.

Mr. Kroner moved that the Planning Board schedule a public hearing on December 19, 2023 to consider adoption of the proposed revisions to Town of North Hampton Zoning Ordinance Sections 201.2.A, R-1 High Density District and 201.2.B, R-2 Medium Density District. Second by Ms. Monaghan. The vote was unanimous in favor of the motion (4-0).

3. Discussion of proposed revisions to Town of North Hampton Zoning Ordinance Section 202.4 Industrial-Business/Residential District Permitted Uses.

Mr. Milner and Ms. Rowden presented proposed revisions to Town of North Hampton Zoning Ordinance Section 202.4 Industrial-Business/Residential (I-B/R) District Permitted Uses to clarify the permitted uses within the I-B/R District and add definitions for existing and proposed terms.

The Board came to a consensus without objection to make minor edits to further clarify the intent of the zoning ordinance. The proposed language is attached as Appendix D to these minutes.

Ms. Monaghan moved that the Planning Board schedule a public hearing on December 19, 2023 to consider adoption of the proposed revisions to Town of North Hampton Zoning Ordinance Section 202.4 Industrial-Business/Residential District Permitted Uses. Second by Mr. Sillay. The vote was unanimous in favor of the motion (4-0).

V. Other Business

1. Committee Updates.

No reports.

2. Minutes.

The Board came to a consensus without objection to consider the November 7, 2023 minutes at the December 19, 2023 work session.

The meeting was adjourned at 8:36pm without objection.

Respectfully submitted,

Rick Milner
Recording Secretary

Housing Master Plan Chapter

Town of North Hampton

Vision Statement

The Town of North Hampton will preserve its rural New England character and heritage while providing opportunities for development of affordable and workforce housing and age restricted housing for senior citizens. As North Hampton's housing market is unsettled by economic and post-pandemic factors, as is the housing market nationwide, the Town will monitor the economic climate carefully and let market conditions guide the market-rate housing opportunities.

Summary

The Town recognizes:

- Its legal and moral responsibility to provide affordable and workforce housing.
- Its responsibility to provide opportunities for senior housing.
- Its responsibility to protect natural resources – particularly the Town's water supply – for generations to come.
- Residents' strong desire to retain rural characteristics of the Town.

Efforts to change land-use ordinances and regulations affecting housing, therefore, will focus on:

- Providing opportunities for affordable and workforce housing that will ensure North Hampton meets its fair share responsibility.
- Providing opportunities for age-appropriate housing for older adults to downsize and remain in the community.
- Providing opportunities for re-using historic houses and barns for more housing options that help preserve the Town's heritage.

Introduction

This housing chapter for the Town of North Hampton describes the plan the Town will implement to ensure compliance with state and federal laws and regulations applicable to housing needs while also ensuring the Town retains characteristics that residents desire. Under state law North Hampton is obligated to provide reasonable and realistic opportunities for developing affordable and workforce housing. The Town must also aim at providing its fair share of such housing. Federal regulations prescribe income limits and housing attributes, including pricing, that define housing that qualifies as affordable or workforce housing.

North Hampton faces challenges in crafting land-use planning tools to provide requisite and reasonable means for developing affordable and workforce housing. These factors include increasing demand for housing, rising housing prices, a statewide labor shortage exacerbated by the tight housing market, and a highly volatile economic environment following disruption that persists from the COVID pandemic.

People are exiting high-cost, high-tax cities and states to move to highly desirable locations in New Hampshire, including North Hampton. The 2023 Regional Housing Needs Assessment ("RHNA") emphasizes the effect of the pandemic on home prices: Between 2019 and 2022 the median home sale price in the Rockingham Planning Commission's region increased from \$370,000 to \$527,00, a 42% increase. See Appendix A and B for housing statistics and demographic data from the RHNA for North Hampton, the region and the state.

For these reasons, the Town will set aside consideration of market rate housing issues for discussion when the housing market is more stable. Instead, all efforts will focus on affordable, workforce, and senior housing needs.

This unstable market renders it imprudent to make substantial, long-range land-use planning decisions about housing. Even in stable times, demand for housing on or very near the Seacoast typically exceeds supply and thus drives up prices for all types of housing. Therefore, predicting the gap between supply and demand for any type of housing in North Hampton over the next 15 years is impossible.

Focus on the retiree and elderly populations reflects a more specific problem. The numbers of older residents continue to increase while downsizing or assisted living options for them are not keeping pace. Their downsizing could provide more housing options for younger families if attractive options for older residents to move out of their current residences are readily available. In 2020, 26% of households in North Hampton had children under the age of 18 and 30% of residents in North Hampton were over 65 years old.

The Town's planning challenge, therefore, is to identify ways to amend current zoning ordinances, subdivision regulations and site plan regulations to permit use of available land:

- 1) To provide reasonable and realistic opportunities for affordable or workforce housing development and
- 2) to provide opportunities to develop retiree and elderly housing and assisted living facilities.

This plan must chart a course for meeting this challenge that protects the Town's natural resources and maintains its rural New England character and heritage. These are fundamental principles of the Master Plan's overarching vision statement. In several surveys over many years the Town's residents have consistently and overwhelmingly expressed the desire to preserve North Hampton's identity, and they have consistently supported these principles financially and at the polls.

Little Boar's Head Precinct, which by statute is responsible for adopting its own master plan, is not included in the Master Plan for the Town of North Hampton or in this chapter. See Appendix C for detail about the key housing laws and documents.

Key Considerations & Implications for Housing

Environmental factors essential for sustainable development:

- Most importantly, water resources -- especially aquifers -- that supply potable water for North Hampton and neighboring towns in the region.
- Wetlands and waterways that are critical for managing stormwater and storm surges, for providing aquatic habitat for flora and fauna, and for supporting aquifer recharge.
- Unfragmented open spaces that provide habitat for wildlife, educational and recreational opportunities for the public, and aesthetic value.

Rural characteristics that are important to residents:

- Forests; antique barns, farms, and pastures; and antique stone walls.
- Historic public buildings and antique houses.

Regional needs for affordable and workforce housing:

- The RHNA projects a deficit in affordable and workforce housing development in the region and in North Hampton and over the next two decades.
- The Town is obligated to provide its fair share of affordable and workforce housing.

An aging population that needs age-appropriate housing options:

- North Hampton now has an average age of 50.2, up from 43 in 2010.
- In the region the Town is the fifth oldest community.

Goals & Actions

Goal 1. Define a process for developing and submitting for adoption at the 2025 Town election proposals for land-use ordinance amendments that provide additional reasonable and realistic opportunities for developing affordable and workforce housing.

- a. Research available options for lowering housing development costs.
- b. Consider options and combinations of options that achieve the Town's goals.
- c. Analyze potential approaches to addressing the needs and identify pros and cons of each.
- d. Develop proposals for the Legislative Body to consider for adoption in 2025 or for the Planning Board to adopt as amendments to the site plan or subdivision regulations.
- e. Place the preferred Zoning Ordinance amendment options on the Official Ballot.

Goal 2. Define a process for developing and submitting for adoption at the 2025 Town election proposals for land-use ordinance amendments that provide additional opportunities for developing elderly and assisted-living housing options.

- a. Research available options for siting and permitting elderly and assisted-living facilities.
- b. Identify impediments to developing age-appropriate facilities in Town.
- c. Analyze options and potential approaches for addressing the needs and eliminating impediments.
- d. Develop Zoning Ordinance amendment proposals for the Legislative Body to consider for adoption in 2025 or amendments to the site plan or subdivision regulations for the Planning Board to adopt.
- e. Place the preferred Zoning Ordinance amendment options on the Official Ballot.

Goal 3. Define and adopt a plan for monitoring the economy and the housing market in North Hampton to facilitate adjustments appropriate for changing conditions.

- a. Identify relevant data to track.
- b. Establish a process for collecting and analyzing those data.
- c. Review the analysis quarterly.
- d. If necessary, develop proposals to respond to changes and present them to the appropriate body for adoption.

Appendix A – Root Policy Research Fair Share Production Model 2022

From Rockingham Planning Commission's Regional Housing Needs Assessment (2023)

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:59 – 61. For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, II states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".

Appendix B – Key Housing and Demographic Data

The following information is a summary of key statistics and information from state, regional and local planning documents and studies that address housing and housing related issues. Information regarding housing needs will continue to change overtime North Hampton will need to consider updates to housing and demographic data, land use, and housing laws when making decisions that impact existing and future residential development.

*Unless otherwise noted the North Hampton data excludes Little Boar's Head Village District.

Data Category	Metric	North Hampton	RPC Region	State of NH
Demographic	Total Population (2020)	4,538	19,8870	1,377,529
	change since 2010	237	10349	61,059
	Average Age (2020)	50.2 Years	47 Years	44.
	change since 2015	1.2	1.4	1.17
	change since 2010	7.7	3.8	3.23
	Population Over 65 (2020)	1,373	5,3873	245,142
	change since 2015	548	22183	43,178
	change since 2010	707	27745	74,811
	Population Under 18 (2020)	872	36,043	257,731
	change since 2015	25	-2373	-13,949
	change since 2010	-120	-6268	-38,221
	# Minors per Household	0.46	0.45	256876
	change since 2015	-0.03	-0.05	-13789
	change since 2010	-0.12	-0.11	-38253
	School Enrollment (2021)	438	2,2753	163,688
	change since 2016	-81	-2142	-10,976
Housing	Average Household Size - Renter (2020)	1.6	2.09	2.26
	change since 2015	-0.02	-0.08	-0.03
	change since 2010	-0.78	0.01	0.02
	Average Household Size - Owner (2020)	2.42	2.6	2.5
	change since 2015	-0.18	0	0
	change since 2010	-0.14	-0.1	-0.06
Economic	Household # Family (2020)	1,328	53,287	351,445
	change since 2015	-33	456	4,031

		Housing			
	Metric	North Hampton	RPC Region	State of NH	
	change since 2010	578	27,410	187,671	5,324
	Household # Non-Family (2020)	210	2725	14,834	
	change since 2010	91	2647	19,988	
	Persons with Disabilities	468	21295	17,0907	
	change since 2015	5	1126	12,419	
	# Housing Units	2032	88586	638611	
	change since 2015	225	3445	19661	
	change since 2010	279	4694	30853	
	# Renter Occupied Units	212	18577	155277	
	change since 2015	44	-58	4201	
	change since 2010	-96	1259	14710	
	# Owner Occupied Units	1694	62120	383839	
	change since 2015	133	3239	14664	
	change since 2010	288	3508	10602	
	# Seasonal Housing Units	102	4487	70149	
	change since 2015	-9	-237	4046	
	change since 2010	102	904	8393	
	# Short-Term Rental Units	10	845	-	
	# Occupied Housing	1881	82268	556375	
	change since 2010	121	6416	37402	
	# Vacant Housing	-	7376	82438	
	change since 2016	-	-1250	-13343	
	Median Age of Housing Units				
	Built in the 2010s or later	145	3716	27073	
	Built in the 2000s	205	8535	74152	
	Built in the 1990s	287	8309	68064	
	Built in the 1980s	196	12616	125093	
	Built in the 1970s	290	8564	95348	
	Built in the 1960s	184	6335	55398	

	Metric	North Hampton	RPC Region	State of NH
	Built in the 1950s	129	5028	43748
	Built in the 1940s	18	1866	23465
	Built in the 1930s or earlier	240	7151	126270
	Fair Share Total Unit Need by 2030	240	9,834	59,919
	# units needed at or below 60% AMI (Rental occupied)	19	899	5,906
	# units needed at or below 100% AMI (Owner occupied)	60	2,790	16,073
	Fair Share Total Unit Need by 2040	356	14,563	88,363
	# units needed at or below 60% AMI (Rental occupied)	29	1,365	8,997
	# units needed at or below 100% AMI (Owner occupied)	88	4,081	23,221
	# Individuals Living Below Poverty Level	165	9518	97418
	change since 2015	-32	-746	-16422
	# Families with children below poverty level	6	1806	11298
	change since 2015	-17	-427	-3664
	change since 2010	6	206	-2101
	Median Household Income	\$103,986	\$107,144	\$70,851
	change since 2015	\$16,573	\$21,124	\$10,202
	change since 2010	\$28,905	\$26,092	\$13,859
	Median Home Sale Price	-	\$527,000	\$403,000
	change since 2015	-	\$192,000	\$158,073
	change since 2010	-	\$272,000	\$218,500
	Gross Rent by #Bedrooms - ALL (2022)	-	\$1,595	\$1,790
	change since 2017	-	\$238	\$348
	change since 2012	-	\$481	\$529
	FMR 3-bed (2023)	\$2,034	\$2,168	\$2,290
	income burden > 30% (2020)	29.3%	42.4%	41.2%
	income burden > 30% (2015)	47.7%	41.5%	42.9%
	income burden > 30% (2010)	39.3%	44.6%	45.5%
	NHHFA Median Purchase Price (2021)	\$600,000	\$466,000	\$350,000
	change since 2016	\$120,000	\$155,800	\$120,000
	change since 2011	-	\$196,067	\$143,000

Income

Metric	North Hampton	RPC Region	State of NH
NHHFA Number of Sales (2021)	61	2993	20014
change since 2016	-15	-599	-2850
change since 2011	23	1416	10171
HUD Estimated Maximum Affordable Purchase Price - 80% (2023)	\$325,500	\$326,166.67	\$309,142.86
change since 2021	-\$13,000	-\$36,500.00	-\$30,714.28
change since 2019	\$73,500	\$50,166.67	\$41,642.86
HUD Estimated Maximum Affordable Purchase Price - 100% (2023)	\$407,000	\$407,833.34	\$386,500
change since 2021	-\$16,000	-\$45,500.00	-\$38,214.29
change since 2019	\$94,500	\$59,666.67	\$55,714.29
HUD Estimated Maximum Affordable Monthly Rent	\$1,840	\$1,820	\$1,747.14
change since 2021	\$400	\$323.33	\$311.43
change since 2019	\$570	\$426.66	\$395.71
Ownership HUD Median Area Income - Family of 4 (2023)	\$108,800	\$107,706.67	\$103,474.29
change since 2021	\$23,520	\$18,960.00	\$18,365.72
change since 2019	\$33,360	\$25,120.00	\$23,428.58
Renter HUD Median Area Income Adjusted - Family of 3 (2023)	\$136,000	\$134,633.34	\$129,342.86
change since 2021	\$29,400	\$23,700.00	\$22,957.15
change since 2019	\$41,700	\$31,400.00	\$29,285.72
# Housing Units Per Acre (2020)	\$1,840	\$72,700	\$69,845.71
change since 2010	\$400	\$12,796.66	\$12,398.57
Municipal Property Tax Rate	\$570	\$16,956.66	\$15,815.71
change since 2010	0.28	0.46	0.15
# Building Permits	0.01	0.02	0.01
change since 2015	14.62	16.94	17.68
change since 2010	-0.15	-2.2	-0.45

Land
Use

Appendix C – Summary of Key Housing Laws and Documents

Workforce Housing, Town of North Hampton, and Little Boar's Head Village District

Within the boundaries of the Town of North Hampton, is the Little Boar's Head Village District (LBH). LBH was formed by an act of the NH Legislature in 1905 and encompasses the seaward extent of the town. LBH legally exists as an independent political entity that has autonomous zoning authority. LBH is also responsible for the walkways and streetlights within its boundaries. The Town of North Hampton continues to have responsibility for emergency service, education and health services, infrastructure oversight, and maintenance of local roadways within Little Boar's Head. While the Town and LBH are distinct political entities, many of the goals of both jurisdictions express similar intents to protect natural resources, preservation of community character, and ensure proper investment in community services and capital expenses.

A key difference between the Town and LBH are that they maintain separate master plans and zoning ordinances as they have separate authority to enact zoning regulations. This also means that the Town and LBH have separate responsibilities under the NH Workforce Housing statute (NH RSA 674:58-61). Specifically, under RSA 674:59, I *"every municipality [or village district] that exercises the power to adopt land use ordinances and regulations, such ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing."* All previous housing chapters of the North Hampton Master Plan and housing sections of the LBH Master Plan have not considered that the Town and the Village District are required to comply with RSA 674:59 as separate entities.

NH Workforce Housing Law

In 2008, the New Hampshire Legislature passed a law that requires every community to provide "reasonable and realistic opportunities" for the development of workforce housing. New Hampshire's workforce housing statute ([NH RSA 674: 58-61](#)). The statute defines "workforce housing" and what is considered "affordable."

New Hampshire is not a "home rule" state, which means all municipal power derives from a Legislative grant. [RSA 672:1, III-e](#) states that housing that is affordable to low- and moderate-income households "shall not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers." The NH Supreme Court ruled in *Britton v. Town of Chester*, 134 N.H. 434 (1991), that municipalities are obliged to provide such households with a reasonable and realistic opportunity to obtain affordable housing, and that a municipality's zoning cannot be used to prevent "outsiders of any disadvantaged social or economic group" from moving there.

Regional Housing Needs Assessment

New Hampshire RSA 36:47(II) requires that "[f]or the purpose of assisting municipalities in complying with RSA 674:2, III(I), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income." North Hampton is one of 27 municipalities with Rockingham County that make the Rockingham Planning Commission's region. The purpose of the Regional Housing Needs Assessment (RHNA) and Fair Housing Equity Assessment as stated in the document, "[I]s to provide current, regional, and local data on housing needs. This assessment is a highly anticipated review of the current housing trends and needs and will identify future housing needs and opportunities. One goal of the assessment is to provide a foundation of housing trends for communities to begin addressing housing barriers and opportunities."

The 2023 assessment was completed in collaboration with the nine NH Regional Planning Commissions through a statewide effort, initiated by the Council on Housing Stability 2021-2024 Strategic Plan that was initiated by Governor Sununu. The primary goal of the RHNA is to, "provide data on housing and demographics, by income level, so that each municipality in the region can begin to understand their current and future need. The RHNA may assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61)."

Subparagraphs to be added are underlined.

401.8 The design of the proposed ADU at a minimum shall have part of at least one wall in common with the principal dwelling and that part shall include a fully functioning door between the two living units.

Purpose: The intent of paragraphs A, B and C below is to encourage preservation of qualifying antique barns, important to the Town of North Hampton's rural heritage, while maintaining the character of districts zoned for single-family residences.

A. A single-family dwelling unit that exemplifies traditional architectural form of New England connected farm buildings shall be deemed to comply with paragraph 401.8 for the purpose of permitting one ADU within the barn area of the structure.

B. The applicant shall demonstrate that the single-family dwelling unit for which the application is submitted comports with characteristics of traditional New England connected farm buildings and was constructed prior to 1940.

C. Notwithstanding paragraphs 401.8.A & B, all other provisions of Section 401 shall apply. For an ADU whose living space is contained entirely within the barn's footprint the square footage of the ADU is not required to include connectors between the barn and the living space of the principal dwelling.

SUGGESTED REVISION LANGUAGE ADDITION IN RED

201.2 ZONING DISTRICTS

The Township is divided into the districts stated in this Ordinance as shown by the district boundaries in the Zoning Map. The districts are: *3/12/1968

A. R-1 High Density District: The high density district is designated for land to be used for smaller single family dwellings with minimum yard space where central water and sewer facilities are available or where the installation of these facilities is feasible. **Only one single family residence or one duplex residence is allowed on a lot.** *3/10/1981, 3/10/2020

B. R-2 Medium Density District: The medium density district is designated for land which is to be used for medium to large single family dwellings with maximum yard space which will make possible the handling of the individual family's water and sewage disposal needs where central water and municipal facilities are not now available or where the immediate installation of these facilities is now immediately feasible. **Only one single family residence is allowed on a lot.** This district also includes areas where agriculture and other open land uses are appropriate and natural conditions make the land unsuitable for intensive development. *3/12/1968, *3/10/2009

APPENDIX D

Definitions to be added to the zoning ordinance

1. Add definition of 'retail'
Retail – The selling of goods, wares, or merchandise directly to the ultimate consumer.
2. Add definition of 'wholesale'
Wholesale – The selling of goods, wares, or merchandise to retailers, businesses, or other wholesalers. This definition does not include large scale distribution and logistics facilities prohibited by Zoning Ordinance Section 202.8.B.
3. Add definition of 'professional service'
Professional Service – A business that offers any type of personal service to the public which requires the obtaining of a license or other legal authorization prior to conducting the service. Types of professional services include, but are not limited to, accountants, attorneys, architects, engineers, real estate and insurance agents, barbers, hair and nail stylists, cosmetologists, estheticians, and animal groomers. Office space used to coordinate activities associated with the professional service and storage space for equipment and supplies normally associated with the professional service are considered accessory uses allowed within the professional service space. Medical and dental services for humans and animals are to be considered their own distinct uses not included within this definition.
4. Add definition of 'trade service'
Trade Service – A business that offers a service provided by a skilled contractor or subcontractor related to a specialized part of a construction, demolition, maintenance, or repair project. Types of trade services include, but are not limited to, plumbers, electricians, masons, carpenters, and painters.
Office space used to coordinate activities associated with the trade service and storage space for equipment and supplies normally associated with the trade service are considered accessory uses allowed within the trade service space.
5. Add definition of 'indoor activity, assembly, or event'
Indoor Activity/Assembly/Event - A use in which groups of people gather or assemble for an activity, event, or regularly scheduled program indoors within a permanent structure. This type of use includes, but is not limited to, entertainment activities such as occur in theatre, music, or dancing facilities, recreational activities such as occur in bowling or exercise training facilities, and assembly activities such as conferences, lectures, and training classes. Office space used to coordinate activities associated with an event or program and storage space for equipment and supplies normally associated with such events or programs are considered accessory uses allowed within the activity or event space.
6. Add definition of 'Warehouse'
Warehouse – A facility used for the storage of products, supplies, and equipment as permitted by the zoning ordinance and other laws and regulations. This definition does not include large scale distribution and logistics facilities prohibited by Zoning Ordinance Section 202.8.B.

Changes to permitted uses listed in **RED**. Deleted language **STRUCK OUT**.

202.4

INDUSTRIAL-BUSINESS/RESIDENTIAL DISTRICT ("I-B/R")

Permitted Uses

1. Agriculture
2. Motels
3. Eating & Drinking Establishments
4. Research and Testing Laboratories
5. Offices
6. Hospitals and Clinics for Humans or Animals
7. Public Utility Buildings *3/6/1973
8. Accredited Commercial Schools *3/9/1982
9. Essential Services *3/13/1990
10. Retail **and Professional Service** Uses *3/6/1973
- 11. Trade Service Uses**
12. Wholesale Uses *3/6/1973
- 13. Warehouse Uses**
- 14. Indoor Activity, Assembly, or Event Uses**
- ~~15. Accessory Uses *3/6/1973~~
15. Single Family Dwellings
16. Group Day Care *3/13/1990
17. Duplexes *3/10/1992
18. Manufactured Housing on Individually Owned Lots, as defined in Section 104.37 of the Zoning Ordinance *3/8/1994
19. Manufactured Housing Parks *3/13/1984
20. Places of Worship *5/11/2010
21. Accessory Dwelling Units *3/14/2017
22. Adult and Senior Facilities or Services *3/14/2017

Special Exceptions

1. Water Recreation & Storage
2. Municipal Buildings & Libraries
3. Multiple-Family Dwelling *3/6/1973
4. Light Manufacturing *3/6/1973
5. Public & Private Recreational Facilities*3/6/1973
6. Planned Unit Industrial & Business Projects
7. Family Day Care *3/13/1990
8. Home Occupations
9. Motor-Vehicle Refueling Facilities *3/9/2004
10. Motor-Vehicle Service Facilities, including without limitation lubrication centers, repair shops, detail and washing facilities, body shops, and tire and battery shops *3/9/2004
11. Self-Storage Facility *3/9/2021