



**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
NORTH HAMPTON ECONOMIC DEVELOPMENT COMMITTEE**

**FEBRUARY 24, 2021 5:00 PM**

**NORTH HAMPTON TOWN HALL**

**ZOOM MEETING**

*Approved April 7, 2021*

EDC MEMBERS PRESENT: Chairman Richard Luff

VIA ZOOM: Vice-Chair/Planning Board Rep Phil Wilson, Heritage Commission Rep Nancy Monaghan, Glenn Martin, Business Associate Rep Renee Locke, Jeff Hillier, David Ciccalone, Select Board Rep Larry Miller, Jonathan Pinette, Leszek Stachow, Gary Stevens

ALSO PRESENT: Town Administrator Michael Tully

**AGENDA**

Chairman Richard Luff welcomed everyone to the North Hampton Economic Development Committee Meeting of February 24, 2021 and called the meeting to order at 5:00 pm followed by the Pledge of Allegiance.

**IRONWOOD VILLAGE DISTRICT MASTER PLAN**

**Finalize and Vote on Recommendations to Select Board**

Chairman Luff thanked Ms. Monaghan for putting together the recommendation to the Select Board, and said he would like to make an addition to the report regarding mixed use as follows: "The EDC recommends the Select Board ask the Planning Board and Zoning Board to review potential changes to Town Ordinances, explore appropriate planning tools that would allow for limited mixed use along the Route 1 Corridor" which included (1) a list of themes to consider, (2) suggested revisions to the Zoning Ordinance, and (3) consideration of zoning changes that allow property owners and developers the flexibility to develop a mix uses; details to be figured out outside of EDC.

**Motion:** To amend the recommendation to the Select Board and make this addition number 3 on the report and push Village Center rendering as number 4.

**Motioned:** Chairman Luff

**Seconded:** Selectman Miller

Discussion: Selectman Miller suggested removing “Zoning Board” from the proposal as it has nothing to do with policy. Mr. Wilson said he would not support this addition because everything specified in this is included in the report. He said it is essentially instructions to the Planning Board on detailed things EDC would like to have considered which the Planning Board would take up in any case and does not add anything to the report. He said this is a report to the Select Board and has no jurisdiction to tell the Planning Board this is what they should do.

Mr. Stachow said he felt the statements already put together in the recommendation were more detailed and suggested placing this addition at the front end of the document. Mr. Wilson reiterated that this was essentially giving instructions to the Planning Board on how to do their work and said reviewing changes to Site Plan Regulations is a separate process from this. He said the Planning Board takes its direction from the Master Plan not the Select Board.

Mr. Stachow said the statement “review Zoning Ordinances that discourage affordability” does not appear to be controversial. Mr. Wilson said when the Planning Board and the Sub-Committee are working on this, affordability is only one of the criteria and is not a function of the characteristics of the zoning; the primary problem with affordability is developers that do not want to build affordable housing which does not make the same amount of money.

Mr. Stachow felt Mr. Wilson was overinterpreting and felt this was saying it is time to create a direction then goes down to the detail already in the report. Mr. Wilson said he will listen to what others have to say but at this point he would not vote in favor of this. Ms. Monaghan said she did not think this was necessary to the report, which clearly says all zoning matters will be referred to the Planning Board and the EDC Zoning Sub-Committee already reviewed the zoning recommendations. She said she does not think it is the proper language for a recommendation to the Select Board and felt the addition was a more personal statement.

Mr. Ciccalone said the recommendations from the Zoning Review Sub-Committee were applicable to an Overlay District in the IBR. Ms. Monaghan said she felt this was taking the heart of the Ironwood Plan and recommending it and said this is a very different presentation of what someone wants to be the outcome. Mr. Stevens said he is concerned about who will pay for the sidewalks, bike paths, green spaces and landscaping, and said he would lose parking spaces, snow storage, etc. He said he is not really in favor of a Village Center concept because it forces a developer to conform; he felt most things recommended by Ironwood will require public sewer.

Chairman Luff said it seems most people have a difficulty with the motion on the floor regarding the second item and said his point was to clarify general things that have come up. He said the critical part of this is how the retail landscape is changing and landowners along Route 1 need options. Mr. Monaghan said she felt they were getting very far afield here and said this report to the Select Board is the result of the Village Center concept and Ironwood’s proposal which the Committee has already agreed they do not recommend. She said we are here for Economic Development for the Town and not to help landowners have options, and felt they were confusing the issues.

Chairman Luff said he respectfully disagreed and felt mixed use development along the Route 1 Corridor is an option that should be reviewed by the Planning Board. He said he was willing to delete number 2 and delete "Zoning Board" as recommended by Mr. Miller and asked to call a vote. Mr. Wilson said they will first need to move to your proposed motion.

Mr. Wilson said to be clear they are voting to remove number 2 and delete "Zoning Board" and voting to amend the Amendment.

**Motion:** To amend the Amendment as specified above.

**Motioned:** Mr. Pinette

**Seconded:** Mr. Ciccalone

**Roll Call vote:** Les Stachow-nay, Nancy Monaghan-nay, Glenn Martin-nay, Jonathan Pinette-nay, Jeff Hillier-nay, Phil Wilson-aye, David Ciccalone-aye, Renee Locke-aye, Larry Miller-aye, Gary Stevens-aye, Richard Luff-aye

*Motion approved by a vote of 6-5*

Mr. Wilson said the essence of this is now: mixed use and said he does not think EDC can properly come to a conclusion on that based on the survey and resident input and he cannot vote for it.

Discussion on Motion as Amended: Selectman Miller said having been on the Select Board and proposed the money for the Ironwood Project, we might find a professional to see if we can find something doable for the Town. He said he is glad he voted for it and said it is more incremental ideas populated through the Planning Board. He said he cannot vote for this as he voted for the Ironwood proposal.

Mr. Hillier said he felt the Ironwood proposal did not meet what EDC expected and misused us by taking up about 1 ½ years of our time and we are misusing it by cherry picking things. He said it is being presented out of context with what our real needs are here in Town; may need some zoning adjustments in terms of mixed use but should be done in the face of recovery from COVID challenges and empty storefronts, and said it is overdue for the Committee to focus on real immediate problems and solutions.

*Vote on original Motion as amended above:*

**Roll Call Vote:** Les Stachow-aye, Nancy Monaghan-nay, Phil Wilson-nay, David Ciccalone-aye, Renee Locke-aye, Glenn Martin-aye, Jonathan Pinette-aye, Jeff Hillier-nay, Larry Miller-nay, Richard Luff-aye, Gary Stevens-abstain

Motion approved as amended by a vote of 6-4, with 1 abstention

Chairman Luff said the piece will be added to recommendations to the Select Board as item number 3 and Village Center Rendering will be number 4; the Zoning Review Report along with recommendations will also be submitted as well as the Ironwood Report. He said Ironwood did submit a second scaled-down rendering and asked it that should also be included. Mr. Hillier said he felt the Select Board should see everything they authorized payment for.

Chairman Luff asked the Committee if they supported the last statement in Ms. Monaghan's report. Mr. Wilson said the drawing is submitted as evidence that this is not a Village Center concept, rather a rendering of the intersection of Atlantic Avenue and Lafayette Road and not the product the Committee

asked for, and we see it as fulfilling Ironwood's requirements for a Village Center concept for the Town of North Hampton.

**Motion:** To approve this final report to be submitted to the Select Board.

**Motioned:** Jonathan Pinette

**Seconded:** Larry Miller

**Roll Call Vote:** Les Stachow-aye, David Ciccalone-aye, Renee Locke-aye, Glenn Martine-aye, Jonathan Pinette-aye, Jeff Hillier-aye, Richard Luff-aye, Phil Wilson-nay, Nancy Monaghan-nay, Larry Miller-abstain, Gary Stevens-abstain

*Motion approved by a vote of 7-2, with 2 abstentions*

Ms. Monaghan stated she felt the need to submit a minority report on this whole project for the record to the Select Board. She said she has voiced concerns from the beginning about where this project was going and it not being what was requested. Selectman Miller said he would support that. Mr. Wilson said this is a dissent from the majority opinion and this report does not express what residents want with respect to Economic Development and the charge of the EDC was to propose actions on the part of the Town; he said he would join Ms. Monaghan in the minority report.

Selectman Miller asked when the report would come to the Select Board and Town Administrator Tully said he would put it on the agenda for the March 8, 2021 Select Board Meeting. Ms. Monaghan said the minority report would be finished on Monday, and Selectman Miller asked that both reports be submitted to the Select Board at the meeting.

**ANY OTHER ITEM THAT MAY LEGALLY COME BEFORE THE COMMITTEE – PERIOD OF PUBLIC COMMENT**

**Next Meeting:** TBD

**ADJOURNMENT**

Mr. Pinette made a motion to adjourn which was seconded by Ms. Locke. All were in favor and Chairman Luff adjourned the meeting at 5:57 pm.

Respectfully submitted,

Patricia Denmark, Recording Secretary