



## **Minutes**

### **NORTH HAMPTON PLANNING BOARD Work Session February 18, 2003**

**Page 1 of 5**

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*These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription. An audio recording of the meeting is available in the Town Office. In the event that a question arises about verbatim comments, it can be answered by listening to the recording.*

## **Attendance**

**Present:** Phil Wilson, Chair; Judy Day, Vice Chair; Joseph Arena; Ron Todd; Laura Simmons, Shep Kroner, Alternate, seated for Don Gould; Krystina Arrain, Recording Secretary.

**Absent:** Don Gould; Allen Hines, Selectman; Beth Church, Alternate; Richard Place, Alternate.

Mr. Wilson called the meeting to order at 7:05 PM.

## **Items Considered**

### **Recommendation of Ben King for Heritage Commission**

Ben King was recommended to fill the unexpired term of Priscilla Leavitt on the Heritage Commission. Mr. Wilson opened the discussion, asking Board members for inputs and opinions. Board members were surprised that the Heritage Commission had not provided information on Mr. King's experience or qualifications. The Board overwhelmingly felt that in the future, a representative from the group seeking a recommendation from the Board should be present when the Board is considering the applicant. Ultimately, the Board members moved on the King recommendation, because they believed that the Heritage Commission had determined Mr. King was qualified for the appointment.

**Dr. Arena moved and Mr. Kroner seconded the motion to recommend to the Board of Selectmen that Ben King fill the unexpired term of Priscilla Leavitt on the Heritage Commission.**

**The vote was 5-0 with Ms. Simmons abstaining.**

### **Recommendation for Removal Bond for Telecommunications Tower Property**

Mr. Wilson commented that a removal bond is different than a normal performance bond. A removal bond is established to guarantee appropriate removal of a telecommunications site after it has been abandoned. Ed Kelly, the Town's Engineer designate reviewed the proposed removal bond submitted by Crown Atlantic. Mr. Kelly recommended a removal bond of \$20-25,000. rather than the \$10,000. recommended by Crown Atlantic.

Mr. Todd inquired why the Board had not received copies of the bond removal request from the applicant. Mr. Wilson responded that the review was a standard engineering process and part of the administrative process in fulfilling the Crown Atlantic requirements of their Planning Board approval.

**Ms. Simmons moved and Dr. Arena seconded the motion to approve a reclamation bond for the removal and disposal of the abandoned tower and peripheral equipment or structures in the amount of \$25,000.00.**

**The vote was unanimous.**

### **Minutes from prior meetings**

#### **Minutes of the December 16, 2002 Work Session Meeting**

**Ms. Day moved and Ms. Simmons seconded the motion to accept the minutes as amended. The vote was 5-0 with Mr. Kroner abstaining.**

#### **Minutes of the December 30, 2002 Regular Meeting**

**Mr. Todd moved and Ms. Day seconded the motion to accept the minutes as amended. The vote was 5-0 with Dr. Arena abstaining.**

#### **Minutes of the January 16, 2003 Regular Meeting**

While discussing Glen Martin's comments during this meeting, Ms. Day expressed an interest to transcribe the Board meeting proceedings [specifically referring to Mr. Martin's comments and the Board members' individual responses] rather than to have minutes taken. Ms. Arrain added that the current recording device is not a transcription device and cannot be used for that purpose.

**Ms. Day moved and Mr. Todd seconded that the Recording Secretary transcribe [verbatim], the Board's response to Mr. Martin's comments. Mr. Wilson offered to transcribe the Board's member's direct response to his question.**

**Vote was 2 to 3 with one abstention. The motion failed.**

Mr. Wilson offered the following as a summary of Mr. Martin's comment: *"Although a number of you will be impacted, only one of you appears to be a land investor."*

**Dr. Arena moved and Ms. Day seconded to accept Mr. Wilson's verbiage [sentence above].**

**The vote was 4-1 with Ms. Simmons abstaining.**

**Dr. Arena moved and Mr. Todd seconded the motion to accept the minutes as amended.**

**The vote was 5-0 with Ms. Simmons abstaining.**

**Proposed Site Review Regulations Amendments – Current Status**

Before proceeding to the public hearing, Ms. Day requested a review of the current status of all proposed site review regulation amendments. They are the following:

- a) As-Built Plans – Additional verbiage and edits are needed
- b) Greenspace – Ready for vote
- c) Noise Emissions – Need further investigation
- d) Architectural Standards – Pending, need public hearing

Greenspace

Mr. Todd commented that he would bring additional greenspace information to the next work session meeting. Ms. Day commented that edits should be submitted to her and she would submit them to Ms. Arrain. Mr. Wilson questioned if we need substantive information or do we move forward on the Greenspace amendment.

Mr. Arena inquired how we treat non-conforming lots. Mr. Kelly added that we should not make it more “non-conforming.” Mr. Wilson commented that “non-conforming” is a zoning issue and not a site plan issue. He added the Planning Board can waive a site plan regulation when it doesn’t make sense. Mr. Todd added that graphic descriptions are usually more understandable and can be more informative in resolving the questions the Board appears to have about the greenspace amendment.

Mr. Todd added that the formula for meeting all setbacks does not necessarily apply. Drawings and figures of different-sized lots would show the real impact. Mr. Todd wants to bring this information to the Board before a discussion is made to vote on the amendment.

Mike Iafolla inquired if the 10 foot buffer already meets the requirement regardless of the lot size. Mr. Wilson added that it does currently, but not if the regulation is changed to the 25%. Mr. Iafolla asked if there is a simple algorithm that could be applied to answer how the greenspace could be calculated. Mr. Day commented that Phil Osher of UNH Extension Service said there are variables and you cannot set up a standard formula for calculating greenspace; the Planning Board may have to review on a case-by-case basis. A.J. Dupere, Urban Forestry Center, has been contacted for landscaping information regarding the greenspace issue and will provide information to the Board.

Mr. Wilson suggested that we should write a guideline where the Board establishes a 25% greenspace area per lot, but with the wide range of lot characteristics, the Board will review these unique situations during a concept review. Mr. Todd, Mr. Luff, Mr. Iafolla and Ms. Montgomery will meet to discuss greenspace issues seeking their inputs.

#### Noise Emissions

Mr. Wilson suggested an ad hoc committee be formed to follow-up on the noise emissions. Mr. Todd added that our current noise emissions are valuable and should be considered in future revisions. Mr. Iafolla suggested that Public Address Systems should be included as “Special Exceptions” whereas objections from neighbors would prohibit the Public Address Systems. Mr. Wilson commented that he, Mr. Todd, Dr. Arena will work on the ad hoc committee for noise emissions.

Tina Montgomery inquired about how these proposed amendments were created – which group is responsible for creating them and what is the general process. She also asked if when changes are made would she get the information. Mr. Wilson responded that a sub-committee under Ms. Day leadership along with members of the community investigated these issues and submitted the proposed amendments to the Planning Board. Mr. Wilson responded that notices would be posted and made available announcing public hearings. He further added that the Planning Board is committed to receiving public input and maintaining communications with the public.

#### **Review of Planning Board Website: <http://www.north-hampton-nh.com>**

Ms. Arrain distributed to the Board, copies of the Planning Board webpage. She indicated that she had designed the page and drafted the text. Copies of the webpage outline were submitted to members on December 19, 2002 for their inputs. None were received and the Town posted the information as submitted. Ms. Arrain added that during December the Board was very involved in meetings and public hearings and likely did not have adequate time to respond. Suggestions and inputs to the Planning Board webpage are welcome. Suggestions should be submitted directly to Ms. Arrain. She added that her webpage included additional information about Planning Board related issues and suggested that members visit it as well at [http://northhamptonnh.virtualtownhall.net/Public\\_Documents/NorthHamptonNH\\_PZDept/index](http://northhamptonnh.virtualtownhall.net/Public_Documents/NorthHamptonNH_PZDept/index)

#### **Appreciation and Recognition of Laura Simmons**

Ms. Day voiced the sentiments for the Board when she thanked Ms. Simmons for all her contributions to the Planning Board. Since Ms. Simmons is leaving the Board, Ms. Day wanted to recognize her achievements at this, her last attendance at a work session meeting. Upon conclusion of Ms. Day’s comments, the entire Board applauded.

#### **Continuation of Public Hearing [Addressing Site Plan Review Regulation Amendments for Architectural Standards, Noise and Landscaping]**

Mr. Wilson opened the public hearing for the proposed Architectural Standards. Because of the lateness of the hour, Mr. Wilson entertained a motion to continue the public hearing at the next Board work session on Monday, March 17, 2003.

**Mr. Todd moved and Dr. Arena seconded the motion to continue the public hearing on the proposed architectural standards amendment to Monday, March 17, 2003 at 7 PM.**

**The vote was 5-0 with 1 abstention.**

**Mr. Kroner moved and Dr. Arena seconded the motion to adjourn.**

**The vote was unanimous.**

**Meeting adjourned at 9:35 PM**

Respectfully submitted,

Krystina Deren Arrain  
Recording Secretary