



## **Minutes**

### **NORTH HAMPTON PLANNING BOARD Work Session Tuesday, February 17, 2004**

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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**

**Attendees:** (1) Phil Wilson, Chairman, (2) Ron Todd, Vice-Chairman, (3) Joseph Arena, (4) Judy Day, (5) Shep Kroner; and (6) Krystina Deren Arrain, Planning & Zoning Administrator/Recording Secretary.

**Members Absent:** (1) Don Gould and (2) Jenifer Landman, Selectperson Representative (3) Beth Church, Alternate; (4) Richard Place, Alternate; and Laurel Pohl, Alternate.

Mr. Wilson called the meeting to order at 7:02 PM.

## **Items Considered**

### **Master Plan Update**

Mr. Wilson noted that since Kim Kisner, a School Board Member, was in attendance, he would re-order the Master Plan Update portion of the agenda as the first item. Ms. Day explained that she had asked the Fire Department, Police Department, Highway Department and School Board to provide feedback or input into the Master Plan Update.

Ms. Kisner remarked that she had submitted updates in the past and was pleased to come before the Planning Board to provide current information. She noted that the school enrollment is 480; which is the same enrollment figure as in 2003, yet the School Board anticipates that enrollment will peak at 485 this year. She commented that School Board Consultants provided them with 3- and 5-year enrollment projections. Currently there are three (3) classes per grade. The School Board recently purchased land from the Robinsons. The School Board plans to expand the existing sports field. Ms. Kisner remarked that Spanish is being offered in the school because current trends suggest Spanish is the more preferred foreign language offering, rather than French that was previously offered.

Mr. Todd encouraged the School Board to provide feedback or share concerns regarding any ordinances that the Board could consider. Ms. Kisner remarked that it would be ideal to have slow and steady development because it would assist them in planning for future educational needs. She noted that if the town grew to a population of 6,000 in 2020, as is projected, the School Board would have an enormous challenge in front of them. Ms. Day asked if the School

Board conducts surveys to determine the particular wants of the community. Ms. Kisner responded that the School Board had not conducted any surveys.

Ms. Kisner observed that the school could accommodate another 50 students, but not more than 550 students under the current conditions. Common areas such as cafeteria, library, gym and other areas have limitations on useable space. Ms. Kisner remarked that perhaps 5 % of local K-8 students attend private school instead of North Hampton School whereas up to 20% of high school students from North Hampton attend private secondary school.

Ms. Day asked if there was a communication mechanism that would provide the Board with information about the school. It was suggested that the Library newsletter might be an excellent resource for providing updated information about the school and school enrollment.

Ms. Arrain noted that Chief Lambert indicated to her, earlier in the day, that his last Master Plan Update is the status quo. He further added he would address any direct questions or concerns upon the Board's request. Ms. Day said she would contact the Chief directly with her questions.

Dr. Arena expressed concern that the Master Plan may not be able to meet the objectives of a small, rural community with high quality education. Board members suggested that perhaps another study should be conducted.

**Dr. Arena moved and Ms. Day seconded the motion to lay the groundwork for a new survey of the townspeople to establish a base for the Master Plan.**

Mr. Wilson suggested that the Board could discuss the survey question in more detail at the March work session. Mr. Wilson suggested that perhaps Jill Robinson, Circuit Rider/RPC could provide us with possible options or services available from the RPC.

**The vote was unanimous (5-0) to lay the groundwork for a new survey.**

Ms. Day noted that Mike Pardue asked town departments to provide updates in September 2003. She contacted the Water Commission and North Hampton Forever for information on water resources and aquifer protection. Mr. Wilson suggested that there should be an active subcommittee dedicated to the Master Plan. Dr. Arena commented that the Little Boars' Head Planning Board should be included for their feedback.

Dr. Arena expressed concern about the need and logic for the Little Boars' Head District [LBHD]. Mr. Wilson noted that LBHD was enacted by the state legislature in 1905. The Board discussed amongst themselves if there are any options regarding incorporating LBHD into the Town of North Hampton or how the current LBH Planning Board should interact with this Board. Ms. Day remarked that the LBHD is a town/Board of Selectmen issue, not a Board issue. Mr. Wilson noted that the Master Plan subcommittee would begin their work using the data and information gathered by Ms. Day.

Mr. Wilson alerted the Board that the Office of State Planning (OSP) Spring Conference is May 8, 2004. He also noted that NH DES is offering Land Resource Management Workshops. Mr. Wilson commented that the NH DES letter regarding Aquarion wells and water capacity needs

attention because Aquarion's water management solution just means pumping water out of the same local resources, not managing the actual water resources.

Mr. Wilson said the fee schedule should be removed from the site plan and subdivision regulations. A note should be added in the regulations stating that current fees are included on the "Application for Public Hearing" form. Mr. Wilson and Mr. Todd will review the verbiage and present their suggestions at the next work session.

### ***Senate Bill 95 (SB95)***

Mr. Wilson mentioned that Glenn Greenwood/RPC has funds for a smart growth audit that could be utilized by three (3) communities. He said smart growth is not an adequate description. He remarked that sustainable growth is a more appropriate term defining the audit that the Board intends to conduct for the purpose of updating the town's Master Plan. The town's contribution towards the RPC audit program would be \$2,000. Mr. Wilson suggested that the Board invite Glenn Greenwood to make a presentation to the Board regarding the benefit of this audit.

### ***Minutes from prior meetings***

#### Minutes of the December 15, 2003 Work Session Meeting

**Dr. Arena moved and Mr. Todd seconded the motion to approve the minutes as amended.**  
***The vote was 4-0 with Mr. Kroner abstaining.***

#### Minutes of the January 6, 2004 Public Hearing (4 pages)

**Ms. Day moved and Dr. Arena seconded the motion to approve the minutes as amended.**  
***The vote was unanimous (5-0).***

#### Minutes of the January 6, 2004 Regular Meeting and Public Hearing (7 pages)

**Mr. Todd moved and Dr. Arena seconded the motion to approve the minutes as amended.**  
***The vote was 4-0 with Ms. Day abstaining.***

#### Minutes of the January 7, 2004 Citizens' Petition Public Hearing (7 pages)

**Mr. Kroner moved and Mr. Todd seconded the motion to approve the minutes as amended.**  
***Vote was unanimous (5-0).***

#### Minutes of the January 12, 2004 Site Walk

**Mr. Kroner moved and Ms. Day seconded the motion to approve the minutes as presented.**  
***The vote was 3-0 with Dr. Arena and Mr. Todd abstaining.***

#### Minutes of the January 20, 2004 Public Hearing

**Mr. Todd moved and Ms. Day seconded to approve the minutes as presented.**  
***The vote was unanimous (5-0).***

#### Minutes of the February 3, 2004 Regular Meeting

**Ms. Day moved and Dr. Arena seconded the motion to approve the minutes as amended.**

*The vote was unanimous (5-0).*

## **Signs**

**Ms. Day moved and Dr. Arena seconded the motion for Jill Robinson/RPC to continue research on sign ordinance for review and consideration by the Board.**

*The vote was unanimous (5-0).*

## **Change Of Use**

Ms. Day remarked that the Board was scheduled to review three (3) months of change of use applications because there was confusion about the “change of use” definition and the Board was considering altering it. She suggested retail-to-retail should be reviewed by the Board rather than by the Building Inspector. Ms. Day suggested that this subject could be discussed in depth at the next work session. The Building Inspector was supposed to get a list of all changes for a 3-month period and Board never received it. Ms. Arrain noted that during the said 3-month period there were very few changes. Ms. Day stated that she supports a more rigid change of use standard. Mr. Wilson referenced “Certificate of Occupancy” in Zoning Ordinance Article VII, Section 707. Ms. Day stated that in the past, the Board reviewed change of occupancy/change of use more often. The Board decided to continue discussion on the change of use issue at the March work session.

Mr. Wilson commented that Ms. Robinson/RPC Circuit Rider should review (1) Section V. B. of Site Plan Review and (2) Section 707.1 of zoning ordinance in order to advise on the interpretation of change of use review by the Board. Mr. Todd questioned whether the Board needs to involve itself in that level of detail regarding changes in retail business.

## **Adjournment**

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

*The vote was unanimous (5-0) to adjourn.*

Meeting adjourned at 9:36 PM

Respectfully submitted,

Krystina Deren Arrain  
Recording Secretary/Planning & Zoning Administrator