



Minutes

NORTH HAMPTON PLANNING BOARD Work Session Wednesday, December 15, 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) Shep Kroner, Vice-Chair; (2) Phil Wilson, Chair; (3) Joseph Arena; (4) Laurel Pohl seated for Judy Day; (5) Ron Todd (6) Craig Salomon (6) Jill Robinson, Circuit Rider/RPC; and (7) Richard Mabey (Building Inspector)

Members Absent: (1) Judy Day (3) Beth Church, Alternate.

Mr. Kroner chaired the meeting and called it into session at 6:05 PM.

Items Considered

Case #04-16 Map/Lot #20-008/009/011-000 and 021-001-000 223 Lafayette Road, P.D. Associates, LLC, 5 Dartmouth Drive, Suite #101, Auburn, NH 03032

(Phil Wilson Chaired this portion of the meeting)

The board reviewed the engineering input regarding the need to hold a compliance hearing. Jeff Clifford of Altus Engineering via a letter recommended against the need for a compliance hearing. The board reviewed the notes and conditions and these will be reviewed in tandem by members Ron Todd and Phil Wilson prior to their signing of the plan Mylar's.

Mr. Arena moved and Ron Todd seconded the motion to waive the requirement of a compliance hearing.

The vote was 5 – 0 in favor of the motion.

Laurel Pohl arrived and was seated for Ms. Day.

Zoning amendment review

Mrs. Robinson informed us of a requirement that must be met by state law to amend our wetland definitions so that they were consistent with State RSA. The board requested that Mrs. Robinson review our ordinance and definition and return to our December 20th meeting with the necessary edits so that our definition was consistent with the state's definition and the relevant provisions of our Ordinance were amended to incorporate the requisite changes in the definition.

Mr. Mabey reviewed the necessary changes to our zoning ordinance required by FEMA Flood program.

Mr. Wilson moved and was seconded by Ron Todd to bring these changes to public hearing on January 4th.

The vote was 6-0 in favor of the motion.

Mr. Mabey reviewed the required changes to Article VII Article 701.

Mr. Wilson moved and was seconded by Ron Todd to bring these changes to public hearing on January 4th.

The vote was 6-0 in favor of the motion.

Change of Use – Sub-committee recommendation was reviewed by Craig Salomon, who presented his modifications and suggestions.

Mr. Todd identified several areas that he did not agree with.

It was decided after a discussion that Mr. Salomon considers the board feedback and return it to his committee and return to the board with a new draft based on that feedback.

Sign Ordinance Zoning Amendment discussion

The board decided to table the ordinance amendment because it felt that we would be better served as a community by gaining access to an effort by the RPC to approach the issue of signs on a regional basis. In this way we could get better information from a broad perspective of stakeholders. The RPC then could facilitate expert testimony on signs.

In North Hampton, NH it was the consensus that we could develop an innovative ordinance rather than simply copying another town's ordinance and then editing to fit our unique circumstances.

In North Hampton, there are for example, different needs for multiple tenant retail space than for professional services space and because of this each deserved different recognition in any proposed ordinance.

The board consensus was to work through the RPC to gather a regional group with expert testimony to shape the future changes to this ordinance. We targeted early 2005 to complete this task.

Home Occupation amendment

Mr. Wilson presented his changes, based in part on input by a group of citizens who had come before the town with a citizen's petition last year. The changes included a few subtle changes in the language of the amendment. It also included the addition of two additional requirements necessary to receive such a special exception.

Mr. Salomon moved and was seconded by Mr. Todd to bring these changes to public hearing on January 4th 2004.

The vote was in favor with 5 for and 1 against (Mr. Arena).

Mr. Salomon excused himself.

The board as a whole decided to alphabetize our definitions section.

The board then discussed long range planning and the MFAC. All members voiced some concern over the warrant article submitted by the Board of Selectman regarding the hiring of an architect for the sum of \$75,000.

The board felt it had not been properly informed that the MFAC was going to make this recommendation prior to reporting back to us a scope of work for the proposal.

Mr. Wilson moved that he or Shep Kroner write a letter to the Board of Selectman stating that we do not believe the sub-committee acted properly in making this recommendation to the Board of Selectman and that the board did not endorse or support the warrant article.

The vote was in favor with 5 for and 1 abstention (Mrs. Pohl)

Adjournment

Dr. Arena moved and Mr. Wilson seconded the motion to adjourn.

The vote was unanimous (6-0).

The meeting adjourned at 9:35 PM.

Respectfully submitted,
Shep Kroner
Vice Chair Planning Board