



Minutes

NORTH HAMPTON PLANNING BOARD

Work Session Meeting

March 21, 2005

Location: Mary Herbert Room

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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.

Present: (1) Phil Wilson, Chair; (2) Shep Kroner, Vice-Chair; (3) Judy Day, (4) Joseph Arena, (5) Laurel Pohl, (6) Jon Rineman, Selectman Representative; (7) Jill Robinson, RPC/Circuit Rider; (8) Krystina Deren Arrain, Recording Secretary/Planning and Zoning Administrator

Alternates Present: (1) Ron Todd

Members Absent: (1) Craig Salomon

Mr. Kroner convened the meeting at 7:02 PM.

Alternates

Mr. Wilson commented that Ron Todd agreed to serve as an alternate for one year. He further added that the Board operated with only two alternates during the past year. Mr. Wilson felt that having two or three alternate was sufficient but noted that the Board could appoint up to five alternates. He added that Richard Goeselt has volunteered. Mr. Wilson suggested tabling a decision on alternates until the next work session. He added that Mr. Todd would be seated at the April 5, 2005 meeting during the Rite-Aid case because of his prior involvement as a Board member. Ms. Arrain observed that the ZBA appointed alternates and had been successful in utilizing them by maintaining a rotation schedule ensuring that each alternate had experience serving on the ZBA. Ms. Day agreed that having additional alternates would be helpful because it would involve more individuals in Board activities. She remarked that she would prefer to appoint at least four alternates.

Dr. Arena nominated Ron Todd and Mr. Rineman seconded the nomination to serve as an alternate for a one-year term.

Ms. Day removed the nomination for Richard Goeselt and moved it to the Board where Mr. Rineman seconded the nomination for Richard Goeselt to serve as an alternate for a three-year term.

Dr. Arena moved to close the nominations.

Regarding the Todd nomination, the vote was unanimous (6-0).

Ms. Day remarked that Mr. Goeselt was a very dedicated worker on the MFAC and she believed he would be a complement to the Board.

Regarding the Goeselt nomination, the vote was unanimous (6-0).

Assembling Planning Board Sub-Committees (Long Range Planning, ARC)

Mr. Wilson noted that the Board should decide on its priorities for the upcoming year before members volunteered for specific committees. Dr. Arena noted that he felt it was important to maintain Master Plan/CIP activities. Mr. Kroner remarked that the Town needed to plan for a new Highway Department Garage. The Board brainstormed and developed the following list of subcommittee activities. The bolded selections represent the six areas of immediate concern and needed action as determined by the Board.

1. *Long-range Planning*
 - *Revise the Master Plan and CIP — add “Vision” chapter and use 10-years time horizon*
 - *Revise Master Plan Section III.B: “Community Services and Facilities”*
 - *Revise CIP Section V.B: “Capital Projects” and related sections to reflect Master Plan revisions*
2. *Complete work on sign regulations*
3. *Develop Z.O. provisions and site plan and subdivision regulations for improved environmental and water resource protection*
 - *Revise aquifer protection provisions in the Zoning Ordinance*
 - *Revise storm water management regulations (comply with E.P.A. standards)*
 - *Revise impervious surface regulations, as appropriate, in view of “Community Report” on “Limiting Impervious Surface Cover and Protecting Water Resources Through Better Site Design and Planning” prepared by Jill Robinson in 2004.*
 - *Develop tree-clearing regulations that promote water resources protection, environmental protection, and aesthetic quality.*
4. *Complete work on Change of Use provisions and processes. (Craig Salomon)*
5. *Compile and complete processing of long-range planning documents from 2003-2004 and 2004-2005.*
6. *Develop an approach to sidewalks and crosswalks issues and to pedestrian access.*

Mr. Kroner asked Mr. Rineman why couldn't North Hampton share the NH-DOT facilities on Dearborn Road. Mr. Rineman indicated that Mr. Strout, Highway Department Manager had determined it was not a viable option. Mr. Wilson suggested that members review the priority list and determine which items they wanted to work on and declare their involvement at the next work session. He also noted that Board members should also consider chair candidates for the different subcommittees. Ms. Robinson remarked that with 30 hours per month of her time dedicated to North Hampton, she would need an estimate of any increased involvement. Mr. Wilson added that Board members should let him know of their areas of interest.

PLAN NH – Discussion

Mr. Wilson informed the Board that North Hampton had not been selected and had not received any feedback from Michael Castagna, Chairman, *PlanNH Charrette Committee*. Mr. Wilson indicated that he would like the Board to continue an involvement and interest in their organization.

MFAC Recap and Municipal Planning Review

Judy Day said the committee would like confirmation that the work they created would be used and built upon. Phil Wilson asked JD for a list of the committee members and department heads and would like to thank, on behalf of the Board, their work and involvement. She was concerned that the town department reports would be lost. PEW believed that the final chapter of this data should be included in the Master Plan. PEW suggested that he chair the regular sessions and SK chair the WS.

Ms. Pohl moved to ratify the ruling that the Chair would preside over regular meetings of the Board and the Vice-Chair will preside over work sessions.

Ms. Day asked for clarification of the process of how the work session agenda would be developed. Mr. Kroner remarked that submissions for work session agenda items should be forwarded to him for consideration and inclusion on the agenda. Ms. Day said that she would like to have other items raised on the “other business” section.

The vote was unanimous, 6-0.

Mr. Kroner noted that the Pine Haven applicant (Case #05-05) invited the Board for a site walk on the property. There was a question about whether the Board should hear it as site review or was it a building permit issue. The Board decided that the question would be discussed and decided upon at the regular meeting on April 5, 2005.

Review Minutes

February 22, 2005 Work Session

Mr. Wilson moved and Dr. Arena seconded the motion to table review of the minutes until the April work session.

The vote was unanimous, 6-0.

March 1, 2005 Regular Meeting Minutes

Mr. Wilson moved and Mr. Rineman seconded the motion to approve the minutes as amended.

The vote was 5-0.

March 1, 2005 Special Meeting Minutes

Dr. Arena moved and Mr. Wilson seconded the motion to approve the minutes as submitted.

The vote was 5-0 with the notation that Mr. Rineman voted to approve the minutes that referred to only the first half of the meeting that he attended.

Other Business

North Hampton School (NHS) Students' Sidewalk Project

Ms. Robinson asked that the Board to consider and support the NHS students' School to Library Sidewalk project. Mr. Rineman said that the Board of Selectmen had already thoroughly reviewed the proposal and found it to be very expensive. Ms. Robinson said funding sources are available that could finance 80% of the project, leaving 20% for local and/or municipal funding sources. She noted the project could enjoy strong town support as well as the fact that are other funding sources. Ms. Robinson hoped that the Board would look at and consider the sidewalk project in a favorable light. She fully supported the children's project. Mr. Rineman commented that the Board of Selectman thought it was a great project that the children developed. He questioned its priority considering the current, very conservative town voting outcome regarding funding projects. He further added that Police Department thought the sidewalk should be on other side of Atlantic Avenue. Mr. Rineman stated he would be pleased to hear the proposal again; but he seriously questioned the \$30,000 cost projected by the students. He noted that another cost estimate totaled \$200,000. Ms. Robinson asked if the Board was open to a presentation by the students at the next work session.

Case #04-31: Linseman / Rite-Aid @ 72 Lafayette Road

Rite-Aid

Acting on a request by the Rite-Aid Engineer, Mr. Schmitz, Ms. Robinson asked the Board whether the roof design could be changed because the overhang encroached slightly into a setback. Mr. Wilson stated that the Board could not consider any hearing issues regarding the case except during the regular meeting on April 5, 2005.

Date Change for Regular Meeting changed to Mondays

The Board discussed the issues involved in changing their regular meeting date from the first Tuesday to the first Monday at 6 PM rather than 7 PM. Board members considered their schedule requirements and generally agreed that the date and time change would be acceptable. This issue would be addressed at the April 5, 2005 regular meeting.

Letter from Chairman of ZBA

Mr. Wilson read the ZBA Chairman's letter to the Board:

March 17, 2005

*To: Planning Board
Phillip E. Wilson, Chairman*

Dear Mr. Chairman,

At our March 16, 2005 meeting, I mentioned to our Board members the possibility of providing input to the Planning Board during this coming year as the Planning Board considers Zoning Ordinance changes. The Board agreed with me that you may find it

helpful to have our input regarding issues of interpretation of the Ordinance, issues that come up frequently on our docket and, in general, our input. Some examples of issues that come up that the Planning Board might want to address would include, but not be limited to, the sections dealing with: signs; wetlands setbacks; and, Section 406.2.

We discussed the fact that we would be willing to interact with the Planning Board in whatever manner that would be most helpful, whether it be at a joint meeting of the Boards, at a Planning Board Subcommittee, or some other option. If and how the Planning Board would like to accept our offer for input is, of course, entirely up to the Planning Board.

I look forward to your response and will share with the Zoning Board whatever response you might have.

*Best Regards,
John Anthony Simmons, Sr., Chairman*

Mr. Kroner remarked that if the ZBA were interested in working on planning board they should run for office. Both Ms. Day and Dr. Arena agreed that meeting with the ZBA was a good idea. Ms. Pohl suggested that ZBA members should attend as citizens since Planning Board agendas are publicly posted. Mr. Kroner questioned what inputs could the ZBA propose. Mr. Wilson suggested that a meeting should be held in which the ZBA and PB each state their opinions and have the Boards' comments reported by John Pedler of the Hampton Union.

Ms. Day moved and Mr. Wilson seconded the motion to meet with the ZBA and authorize Mr. Wilson to write a letter to the ZBA stated that the Planning Board would meet with the ZBA and address the items referenced in the ZBA letter as well as discuss any other issues that either Board might choose to discuss.

Vote was 5-1 with Mr. Kroner dissenting.

Adjournment

Dr. Arena moved Ms. Pohl seconded the motion to adjourn.

The vote was unanimous, 6-0.

The meeting adjourned at 9:40 PM.

Respectfully Submitted,

Krystina Deren Arrain
Recording Secretary