



MEETING MINUTES
NORTH HAMPTON PLANNING BOARD
Work Session
Monday, December 19, 2005

Members present: (1)Phil Wilson, Chairman; (2)Shep Kroner, Vice Chairman; (3)Craig Solomon, (4)Laurel Pohl, (5)Joseph Arena, and (6)Jon Rineman, Selectmen's Representative.

Others present: Jill Robinson, Circuit Rider/RPC and Wendy Chase, Recording Secretary.

Alternates present: (1)Rich Goeselt and (2)Ron Todd

Mr. Kroner convened the Work Session meeting at 7:31pm.

Noting Ms. Day's absence, Mr. Kroner seated Mr. Todd.

Noting Ms. Pohl's arrival, Mr. Kroner had Mr. Goeselt step down.

**I. Bond Reduction Request – Partial / Phase One Bond Reduction
Greystone Village Manufactured Housing Development:**

Mr. Joe Cataldo was present regarding this request.

Mr. Kroner read the Engineering Report from Altus Engineering, Inc. The report stated, "Based on on-site observations of the construction performed to date, we recommend release of the following portion of the bond":

Original Value of Bond	\$1,650,000.00
Value of Bond to Remain	\$1,337,366.54

Gross Amount of Bond Reduction	\$ 312,633.45
Less previous Bond Reductions	0

Amount of Bond Reduction this request \$ 312,633.45

Mr. Rineman informed the board that the Board of Selectmen feels that there is no logical reason that they need to be part of the bond reduction process.

Mr. Wilson pointed out the Planning Board has the authority to designate any agent to make the final approval of a bond reduction after the Planning Board's recommendations.

The Board will work on a new process for future bond reductions, but must adhere to the present process for this reduction.

Mr. Todd moved and Mr. Wilson seconded the motion to recommend to the Board of Selectmen to release a portion of the bond in the amount of \$312,633.45.

The vote was unanimous in favor of the motion (7-0).

The following Planning Board minutes were voted on and approved:

Mr. Wilson moved and Dr. Arena seconded the motion to approve the July 5, 2005 meeting minutes.

The vote passed in favor of the motion (4-0).

Mr. Wilson moved and Dr. Arena seconded the motion to approve the August 1, 2005 meeting minutes.

The vote passed in favor of the motion (6-0).

Mr. Wilson moved and Dr. Arena seconded the motion to approve the August 15, 2005 Work Session minutes.

The vote passed in favor of the motion (5-0).

Mr. Wilson moved and Ms. Pohl seconded the motion to approve the September 12, 2005 Special meeting minutes.

The vote passed in favor of the motion (6-0).

Mr. Salomon moved and Ms. Pohl seconded the motion to approve the September 19, 2005 Work Session minutes.

The vote passed in favor of the motion (5-0).

Mr. Rineman moved and Dr. Arena seconded the motion to approve the October 3, 2005 meeting minutes.

The vote passed in favor of the motion (5-0).

Mr. Rineman moved and Ms. Pohl seconded the motion to approve the October 17, 2005 Public Hearing minutes as edited by Mr. Wilson.

The vote passed in favor of the motion (7-0).

Mr. Wilson moved and Dr. Arena seconded the motion to approve the November 7, 2005 meeting minutes as edited by Mr. Wilson.

The vote passed in favor of the motion (7-0).

Ms. Pohl moved and Dr. Arena seconded the motion to approve the November 21, 2005 Public Hearing minutes as edited by Mr. Wilson.

The vote passed in favor of the motion (5-0).

Dr. Arena moved and Mr. Rineman seconded the motion to approve the November 21, 2005 Work Session minutes as edited by Mr. Wilson. The vote passed in favor of the motion (5-0).

Mr. Rineman moved and Dr. Arena seconded the motion to approve the December 5, 2005 meeting minutes as edited by Mr. Wilson. The vote passed in favor of the motion (7-0).

I. Discussion of Section 415 Wireless Telecommunications Facilities.

Attorney Robert Ciandella is representing the Town regarding changes to this ordinance.

Mr. Wilson presented edits made by Dr. Arena and himself on the original straw-man version of the ordinance created by Mr. Maxson of Broadcast Signal Lab and Mr. Wilson.

One of the suggestions Mr. Ciandella made was that the districts proposing to be created are conceptual, they don't refer to a specific area on the map and they should be designated.

Ms. Robinson stated that the Board should think about every road in Town. There may be areas where systems should not be installed. Areas should be designated as to where systems will be allowed to go.

Ms. Pohl agreed. She stated an example of a residential area with all underground utilities. An 80' pole would not fit aesthetically.

The new proposed changes to the ordinance allow towers throughout all the districts.

Mr. Rineman pointed out that they wouldn't be able to be placed just anywhere because they had to go into the town right-of-way.

Mr. Todd questioned whether or not we needed this new ordinance with the way technology is rapidly changing.

Mr. Salomon suggested that the board may-be premature in getting this ready for public hearing. The ordinance contains a lot of technological material that would need time to go through.

Ms. Robinson questioned whether or not the board had time to go through the red lined version from Attorney Ciandella. She stated that it may-be premature to place on the ballot for March 2006. She has questions and comments in regards to it.

Mr. Wilson informed the Board that he had just received it this after-noon.

Mr. Wilson explained to the Board that there are a couple of substantive issues to deal with; the first is, "should the board go with Mr. Ciandella's suggestion on hierarchy for siting wireless facilities or go with Mr. Wilson and Dr. Arena's suggestions?" The second is, "should the board define districts the way in which Mr. Ciandella recommends or keep it as is?" Mr. Wilson suggested that the board move forward and hold a public hearing.

Ms. Pohl stated that a public hearing is where the public gives their input, opinion and suggestions. The board will learn how the public feels.

Mr. Goeselt commented that maximum height and width on the proposed ordinance is unclear. Mr. Maxson explained that the 80' height is the maximum height, which would include the antenna, and the 24" diameter is also the maximum. This does not mean that all the poles will be 80' tall and 24" in diameter. There needs to be a maximum limit created. A pole can start off at 24" and be much smaller at the top. The Board can deny the height and diameter if they felt it was too massive and or tall.

Ms. Robinson reminded the board that it is not just the height that is of concern. Visual impact consists of height, density and distance between each pole.

Mr. Salomon moved and Dr. Arena seconded the motion to schedule a public hearing on the proposed amendments to Section 415 Wireless Telecommunication Facilities.

The vote was unanimous in favor of the motion (7-0).

The first public hearing will be scheduled for January 3, 2006 at 5:30pm. The final public hearing will be scheduled for January 17, 2006 if need be.

Mr. Salomon left the Work Session meeting.

II. C.I.P. update

Ms. Pohl presented a spreadsheet compiled by herself and members of the Long Range Planning Committee. The spreadsheet included information gathered by the Committee from each Department.

Ms. Pohl explained that the Capital Improvement Plan (C.I.P.) is information gathered from each Department on present and future needs for each Department.

Ms. Robinson explained that the Capital Improvement Plan (C.I.P.) is a reference tool to be used by the Board of Selectmen and Budget Committee when preparing yearly budgets.

Ms. Pohl also explained that the spreadsheet presented was just about Capital spending.

Mr. Rineman informed the Board that the Board of Selectmen has made all money decisions and that the Budget Committee plans to make final decisions on January 10, 2006.

The Long Range Planning Committee will draft a letter to the Board of Selectmen and Budget Committee on or before January 10, 2006.

Mr. Wilson explained that the CIP is about making major capital improvements over a period of years. It lets the Budget Committee and Board of Selectmen determine how to prepare for this for the future rather than just dealing with year-to-year expenses.

Ms. Pohl will do an analysis and present it to the Budget Committee and Board of Selectmen for this year and the actual CIP will be done in 2007-2008.

III. Long Range Planning Update

Mr. Wilson presented a PowerPoint presentation on the Vision Statement. He explained that information gathered from the town survey, Vision Forums and prior elections resulted in three principles:

1. Maintain rural New England Seacoast's character and heritage
2. Should spend wisely for municipal services and facilities
3. Should strengthen the town's method for building a sense of community

There is a strong desire to keep the lines of communication open between the School and the Town and between Departments.

Mr. Wilson went over the implementation of strategies defined for each of the three principles.

The Board discussed the Vision Section, as presented.

Mr. Wilson indicated that the Board would need to vote to bring it to a public hearing.

Dr. Arena moved and Mr. Todd seconded the motion to hold a public hearing on the Vision Statement.

The vote was unanimous in favor of the motion (7-0).

The public hearing will be scheduled for January 17, 2006 at 6:00pm.

Ms. Robinson is working on the Community Facilities and Services (CFS) to add to the Master Plan.

The sequence of events are as follows:

- The Long Range Planning Committee will vote on it
- The Planning Board will vote on it

- A public hearing will be held on it before it becomes included in the Master Plan.

Mr. Wilson brought up the question of whether the Town would be able to find \$2,500 to take advantage of an opportunity to secure matching funds from the Coastal Program to support additional work by Ms. Robinson.

Mr. Rineman informed the Board that Mr. Pardue is very much in favor of matching the available grant funds for Rockingham Planning Commission services.

Mr. Todd stated that he thought the Planning Board is doing a great job.

**Dr. Arena moved and Mr. Rineman seconded the motion to adjourn at 10:30pm.
The vote was unanimous in favor of the motion (7-0).**

Respectfully submitted,

Wendy V. Chase
Recording Secretary