



MEETING MINUTES

NORTH HAMPTON PLANNING BOARD

Work Session

Wednesday, February 15, 2006

North Hampton Town Hall

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

Members present: (1) Shep Kroner, Chairman; (2) Phil Wilson, Vice Chairman; (3) Laurel Pohl and (4) Joseph Arena. (5) Emily Creighton, Selectman's Representative arrived at 7:10pm.

Alternates present: (1) Rich Goeselt

Members Absent: (1) Craig Salomon

Others present: (1) Jill Robinson, RPC Circuit Rider and Wendy Chase, Recording Secretary.

Mr. Kroner convened the meeting at 6:35pm.

Mr. Kroner seated Mr. Goeselt for Mr. Salomon.

Mr. Joe Cataldo of GFI Partners was in attendance regarding the Greystone Village bond reduction request.

Based on on-site observations of the construction performed to date, James Kerivan of Altus Engineering recommends the release of \$282,359.46. Mr. Cataldo stated that he was in agreement with the recommendation.

Dr. Arena moved and Mr. Wilson seconded the motion to reduce the bond for Greystone Village in the amount of \$282,359.46.

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

Mr. Cataldo informed the Board that Mr. Chagnon would have a revised grade plan delivered to Mr. Mabey next week.

The following meeting minutes were discussed:

September 6, 2005. Ms. Chase transcribed these minutes from a tape recording. Ms. Pohl questioned whether or not Mr. Mabey had reported back to the Board on safety and welfare questions regarding the Crown Mobile Home Park as stated on page 3 of the draft minutes. Mr. Wilson confirmed that Mr. Mabey did follow through with a report.

Mr. Wilson moved and Dr. Arena seconded the motion to accept the minutes of September 6, 2005 as amended.

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

January 17, 2006. In lieu of the fact that the Board members did not review the minutes prior to the meeting, Mr. Wilson requested to table the January 17, 2006 minutes to the next Work Session. The Board agreed.

February 6, 2006.

Dr. Arena moved and Ms. Pohl seconded the motion to accept the minutes of February 6, 2006 as amended.

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

Mr. Wilson reminded the Board that the Long-Range Planning Committee will be meeting on Monday, February 20, 2006 to finalize the Capital Improvement Plan (CIP) and the Community Facilities and Services (CFS) update and to also recommend those updates to the Planning Board

It was decided to hold a special Work Session concurrent with the Long-Range Planning Committee meeting on Monday, February 20, 2006 at 7:00pm to review and discuss the Long-Range Planning Committee's recommendations regarding the CFS and the CIP.

Ms. Chase was directed to post the special February 20th Work Session. Ms. Pohl will do the agenda for the Long-Range Planning Committee meeting.

Resulting from the Work Session meeting on February 20th, the Board will hold a public hearing on March 6, 2006 at 5:30pm regarding the Master Plan Community Facilities and Services chapter and the Capital Improvement Plan. The submission deadline for the newspaper for notification of the public hearing is Tuesday, February 21st by 4:00pm.

Mr. Wilson stated that it is important to have this accomplished prior to the March 14, 2006 Town election. A lot of work has been done with the CFS and the CIP. The CFS work began over a year ago with the Municipal Facilities Advisory Committee. Ms. Pohl has worked for a year developing the software to accurately prepare the tax rate projections.

Mr. Wilson also stated that what the members of these different committees have learned is that the Town is facing a crisis. Many of the Town's facilities are in serious condition. A needs assessment of the municipal complex is essential in determining what is absolutely necessary to bring the buildings into compliance with applicable laws, regulations and standards and what is sufficient to ensure that buildings allow town departments to continue to deliver services at a level expected by residents.

Ms. Pohl updated the Board on the CIP.

Mr. Kroner suggested that the Board vote to hold public hearings on the CFS and the CIP.

Mr. Wilson moved and Dr. Arena seconded the motion to hold a joint meeting on February 20, 2006 with the Long-Range Planning (LRP) Committee to review and act on the LRP Committee's recommendations regarding the CFS and the CIP. The vote was unanimous in favor of the motion (5-0).

The Board discussed proposed amendments to Section 415: Wireless Communications Facilities of the Zoning Ordinance.

Dr. Arena commented on the late arrival of a letter received from Duval and Associates, representatives of Cellco Partnership d/b/a/ Verizon Wireless. The Board had no time to review it prior to the meeting.

Attorney Klasnick apologized for the lateness of the letter but he had just received Attorney Ciandella's updated draft of the proposed wireless ordinance. Attorney Klasnick asked that he and his client be given the same opportunity that was given to Mr. Kokernak on presenting input to the Board.

Mr. Kroner reminded Attorney Klasnick that the Board is still in the drafting stages of the ordinance and that this meeting was not a Public Hearing.

Changes were made to the draft of the Wireless Ordinance. There was much discussion on the definition of "Utility Pole or Equivalent".

Ms. Creighton left the meeting at 10:00pm.

Attorney Loughlin presented a suggested index for the Wireless Ordinance to make it easier to follow.

Mr. Wilson stated that he would email the revised draft of the Wireless Ordinance to anyone there who wanted it, and asked that they provide their email addresses.

Dr. Arena moved and Mr. Kroner seconded the motion to hold a Public Hearing on Section 415 – Wireless Telecommunication Facilities of the Zoning Ordinance on March 6, 2006 at 5:00pm.

Dr. Arena amended the motion to hold the Public Hearing on Section 415 – Wireless Telecommunication Facilities of the Zoning Ordinance on March 7, 2006 at 6:30pm. The vote was unanimous in favor of the amended motion (5-0).

Mr. Kokernak extended an invitation to the Board to take a "field trip" to Andover MA to see how the Distributive Antenna System (DAS) looks in operation.

Ms. Pohl updated the Board on the CIP and provided a draft version for the Board to review.

Ms. Pohl asked that the Board provide any input they may have, regarding the draft, to her by Friday, February 17th.

**Mr. Wilson moved and Ms. Pohl seconded the motion to adjourn at 11:02pm.
The vote was unanimous in favor of the motion (5-0).**

Respectfully submitted,

Wendy V. Chase
Recording Secretary