



MEETING MINUTES

NORTH HAMPTON PLANNING BOARD & ZONING BOARD OF ADJUSTMENT

Joint Meeting

Monday, March 19, 2007

Mary Herbert Conference Room

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

Planning Board members present: Phil Wilson, Chairman; Shep Kroner, Vice Chairman, Laurel Pohl, Joseph Arena, Barbara Kohl, Tom McManus and Craig Salomon, Selectman's Representative

Absent:

Alternates present: None

Zoning Board of Adjustment members present: John Anthony Simmons, Chairman, Jennifer Lerner and Ted Turchan

Absent: Michele Peckham, Vice Chairman and Susan Smith

Alternates present: Richard Batchelder

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

Mr. Wilson called the Planning Board meeting to order at 6:40pm.

Mr. Simmons called the Zoning Board of Adjustment meeting to order at 6:40pm and welcomed Mr. Turchan back after a long absence.

Mr. Batchelder was seated for Ms. Peckham.

Mr. Simmons explained to the Planning Board the difficulties the Zoning Board has faced with recent cases involving section 406.2 of the Zoning Ordinances.

The current ordinance is written as follows:

Any lot of record existing at the effective date of this Ordinance and then held in separate ownership different from the ownership of adjoining lots may be used for the erection of a structure conforming to the use regulations of the district in which it is located, even though its area and width are less than the minimum requirements of this Ordinance.

**3/5/74*

After discussion and suggestions made by both Boards the following proposed amended ordinance resulted:

406.2 Any conforming lot of record existing at the effective date of this Ordinance (12 March 1968) may be used for the erection of a structure conforming to the current use and setback regulations of the district in which it is located, even though its frontage, area and width are less than the current minimum requirements of this Ordinance.

The Planning Board will hold public hearings prior to placing the amendment on the ballot for the March 2008 Town meeting.

Mr. Simmons stated that he was the Chairman on the subcommittee for the Ordinance, Section 416 – Sexually Oriented Businesses (added to the ordinances March 12, 2002), and said that since some of the businesses have changed that were specifically mentioned in the Ordinance it may be a good idea to resurrect the subcommittee to update the ordinance.

Mr. Wilson said that Attorney Robert Ciandella still owes the Town legal services regarding Section 416 and he will contact Attorney Ciandella and remind him.

Mr. Simmons offered to attend future meetings and help with updating and maintaining Zoning Ordinance 416 – Sexually Oriented Businesses.

Mr. Simmons moved and Mr. Turchan seconded the motion to adjourn at 7:15pm. The vote was unanimous in favor of the motion (4-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary