

## MEETING MINUTES

### NORTH HAMPTON PLANNING BOARD

Work Session

Thursday, May 10, 2007

Mary Herbert Conference Room

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

Members present: Phil Wilson, Chairman; Shep Kroner, Vice Chairman; Joseph Arena, Laurel Pohl, Barbara Kohl, Tom McManus (arrived at 6:50pm) and Craig Salomon, Selectman's Representative (arrived at 6:45pm).

Others present: Jill Robinson, RPC Circuit Rider (arrived at 7:00pm), Richard Mabey, Building Inspector and Wendy Chase, Recording Secretary.

Alternates present: None

Mr. Kroner convened the meeting at 6:31pm.

#### Minutes

The Work Session minutes of April 18, 2007 and Regular meeting minutes of May 1, 2007 were reviewed.

Dr. Arena moved and Ms. Pohl seconded the motion to approve the minutes of April 18, 2007.

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

Ms. Pohl moved and Dr. Arena seconded the motion to approve the minutes of May 1, 2007.

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

Building Inspector Richard Mabey was present to address several issues with the Board.

At the May 1, 2007 Regular Planning Board meeting the Board voted to authorize Mr. Mabey permission to grant a sign permit for a new sign because it met the criteria of the current sign ordinance. Mr. Mabey reminded the Board that the way the ordinance is written he has the authority to grant sign permits for replacement signs only. If the Planning Board wishes to allow the Building Inspector the authority to grant sign permits for signs that comply with the current sign ordinance then the ordinance will have to be amended and voted on at the next Town Meeting. He further explained that if he were given the authority to grant sign permits and had to deny because the proposed sign did not comply with the current ordinance he would have to direct the applicant to appeal his decision to the Zoning Board of Adjustment. It was agreed that all sign application other than replacement signs would need to go before the Planning Board for approval.

Mr. Mabey was informed that at the May 1, 2007 Planning Board meeting the application submitted by Jon Bowers to establish an exotic car show room as a Site Plan Review application was voted on and approved by the Board as a Change Of Use rather than a Site Plan Review. Mr. Mabey clarified to the Board that the applicant was sent to them for a Site Plan Review because the application fell under the description of a *Dealer*, which would be subject to Site Plan Review Regulations under Section XIII.

Mr. Mabey updated the Board on property located on Lafayette Road, identified as Assessor's Tax Map and lots 018-094, 007-123 & 013-001. He explained that he has cited the owner on several violations and

will be sending a *notice of violation* to the owner on Monday, May 14, 2007. Mr. Mabey handed out copies of RSA 676:4-a –Revocation of Recorded Approval. Both Mr. Mabey and the Board agreed that the owner would be given the opportunity to apply to the Planning Board for a Site Plan Review application and that revocation of the original approved site plan would be something that the Planning Board would consider as a last resort. Mr. Kroner added that only one of the mentioned properties has an existing site plan and that the other two properties do not.

Mr. Mabey informed the Board that he would have a written status report regarding the above properties for the Board to review at their June 5, 2007 Planning Board meeting.

Dr. Arena reminded Mr. Mabey that the Post Office never applied to the Planning Board for the new sign they have erected. Mr. Mabey said that he would contact the Post Master.

Mr. Kroner took up the issue of junkyards. Junkyards are not allowed in North Hampton but several exist because they are “grandfathered” and some of the existing junkyards are very close to the Town’s aquifers. Mr. Kroner said that he is concerned that the existing junkyards are not being monitored or are even in compliance. Mr. Mabey suggested that the Planning Board consider requiring the existing junkyards to become licensed. Ms. Kohl remarked that the existing junkyards would not be able to become licensed because they would be unable to comply with current State standards. Mr. Mabey said that the Town’s Zoning has a section for non-conforming uses and that they may be able to create the requirement under that Section. Mr. Wilson added that it would be up to the Board of Selectmen for the actual licensing part.

Mr. Salomon said that he would make sure the topic of licensing the existing junkyards would be placed on the Board of Selectmen’s agenda.

Jennifer Landman of the North Hampton Heritage Commission wrote a letter to the Planning Board requesting the approval of their recommended appointees as follows:

Jane Currivan, Commissioner, 3-year term

Jane Palmer, Alternate, 1-year term

Ben King, Alternate, 1-year term

Mr. Wilson moved and Ms. Pohl seconded the motion to accept the recommendations made by the Heritage Commission to appoint Jane Currivan as a Heritage Commissioner for a three-year term, Jane Palmer as an alternate to the Heritage Commission for a one-year term and Ben King as an alternate to the Heritage Commission for a one-year term.

The vote passed (6 in favor, 0 opposed and 1 abstention). Mr. Salomon abstained.

Ms. Chase was instructed to forward a copy of the Work Session minutes to the Board of Selectmen for appointments as requested by the Heritage Commission.

#### Committee updates

Mr. Kroner said that he and Mr. Wilson would be holding a subcommittee meeting soon to discuss Conservation Subdivisions. Ms. Robinson advised them to look at different models of current conservation subdivision ordinances in other Towns. She also said that Carolyn Russell from the Department of Environmental Services is very knowledgeable in creating these types of ordinances and would most likely be available to meet with the Board.

Mr. Wilson and Ms. Robinson reported on the Route One Corridor Study. Ms. Robinson said that after she and Mr. Wilson met with the Business Association she met with David Walker, Traffic Engineer of RPC, and he suggested that they rely more on the trip generation aspect rather than the square footage aspect when conducting the study. Ms. Robinson stated that the Board could add a traffic study as a requirement for the Site Plan Review process. Mr. Wilson said he would contact Bert Garry of the Business Association and inform him of upcoming meetings that members of the Business Association may want to participate in.

Ms. Robinson explained to the Board that the Article that passed at the March 2007 Town Election regarding the New Hampshire Climate Change Resolution states that the Board of Selectmen is asked to consider the appointment of a voluntary energy committee to recommend local steps to save energy and reduce emissions. She further stated that once the committee is established they may want to work with the Planning Board in recommending ordinances to be formed that would help in this effort. Mr. Salomon said that he would see that the topic is placed on the Board of Selectmen's agenda. Mr. Salomon added that he has requested that the candidate for the new Town Administrator's position have expertise in this area.

Mr. Wilson informed the Board that he reviewed the requests for proposals for the needs assessment for the Fire Department and commented that the proposal from MRI seemed more tailored and the other two proposals were more "boiler plate" proposals. Mr. Salomon stated that the Board of Selectmen would be reviewing the proposals at the next Board of Selectmen's meeting and would be requesting the Fire Chief's input.

Ms. Chase informed the Board that Prowash Carwash has withdrawn their sign application that was continued from the May 1, 2007 meeting to the June 5, 2007 meeting. The Applicant asked if the condition of approval pertaining to the proposed sign that is on the approved site plan review could be removed. The Board agreed that the site plan review was voted on with conditions of approval and they may not be removed.

A motion was made and seconded to adjourn at 8:10pm with all in favor.

Respectfully submitted,

Wendy V. Chase  
Recording Secretary