



## **MEETING MINUTES**

### **NORTH HAMPTON PLANNING BOARD**

#### **Work Session**

**Thursday, October 11, 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 and Craig Salomon, Selectman's Representative.

**Members absent:** None

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

**Alternates present:** None

Mr. Kroner convened the meeting at 8:15pm.

#### **Rick Fucci – Preliminary Consultation on proposal to add storage units at 180 Lafayette Road, North Hampton**

##### In attendance for this Consultation:

Rick Fucci/Owner

Carol Eaton, Altus Engineering

Ms. Eaton went over the preliminary plan with the Board and explained the following:

- Mr. Fucci proposes to add two storage units (a 2,700 square feet unit and a 3,000 square feet unit)
- The access way of the storage facility would remain the same as it is now
- The entire site with the proposed additions will be serviced by the existing drainage pond
- Will need an additional parking space will request a waiver from the parking requirement in the site plan regulations
- The lighting will be the same with wall packs on the units

Mr. Salomon voiced concerns regarding headlights from vehicles entering and exiting the storage facility shining in on the abutting mobile home park.

Mr. Fucci explained that there is a thick area of trees that keep their foliage throughout the year that screens the lights from the facility. He also added that the storage facility entrance gates are on timers and open at 6:00am and close each night at 10:00pm.

Mr. Kroner asked if there were any conditions on the variance received for the storage facility and Mr. Fucci said that there were none.

Mr. McManus asked permission to walk the site on his own time and Mr. Fucci said that he could. Mr. Wilson asked that the minutes clearly indicate that Mr. Fucci has granted permission for members of the Board to visit the site on their own time.

Dr. Arena asked if the facility and proposed changes to it would be “tax neutral”. Mr. Fucci said that the storage facility is “tax positive”.

Mr. Salomon commented that 50% of the water drainage would go off site. Mr. Fucci said that it should all be contained in the existing swales.

Mr. Wilson suggested that Mr. Fucci contact the Fire and Police Chiefs to discuss his proposal, which would be above and beyond our usual circulating a copy of the plans to the Departments for their comments.

## **Minutes**

**Dr. Arena moved and Mr. Kroner seconded the motion to table the acceptance of the September 13, 2007 Work Session minutes to the November Work Session meeting.**

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

**Dr. Arena moved and Mr. Wilson seconded the motion to table the October 2, 2007 regular meeting minutes to the November Work Session meeting.s.**

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

## **Proposed zoning amendments**

### **Sexually Orientated Business- Section 416**

Amendments to Section 416 – Sexually Orientated Business were discussed at the September 13, 2007 Work Session and implemented into the final draft. Mr. Wilson emailed a final copy to each of the members.

Mr. Salomon suggested that the Board hold a public hearing on all of the proposed amended ordinances at the next work session meeting.

The proposed amended Ordinances include:

1. Sexually Orientated Business

2. Sustainable Subdivision
3. Route 1 Permitted Use Changes
4. Section 406.2 – combined ownership
5. Sign Ordinance

**Mr. Salomon moved and Dr. Arena seconded the motion to change the next Work Session date from November 8, 2007 to November 15, 2007. The meeting will be held in the 2<sup>nd</sup> floor conference room at 6:30pm.**

The Board determined that they will discuss the aforementioned amended/new ordinances at the November 15, 2007 work session and decide whether or not any or all of the ordinances will be ready to be scheduled for the first public hearing to be held at the December Work Session meeting on December 13, 2007.

**Dr. Arena moved and Mr. Wilson seconded the motion to hold a public hearing to consider revoking approval of the site plan for Tax Map 007, Lot 123, 70 Lafayette Road, North Hampton, Lillie-Putz Realty Trust on Saturday, November 10, 2007 at 8:00am in the Mary Herbert Conference Room.**

**The vote was unanimous in favor of the motion (6-0). Mr. Salomon was not in the room.**

**Dr. Arena moved and Mr. Wilson seconded the motion to re-notify the owner and abutters of 70 Lafayette Road, Map 007, Lot 123, of the November 10, 2007 Public Hearing.**

**The vote was unanimous in favor of the motion (6-0). Mr. Salomon was not in the room.**

### **Sustainable Subdivision Ordinance**

Mr. Kroner suggested that each member read through and study the proposed Ordinance and bring substantial comments to the next meeting.

Ms. Robinson explained that with a sustainable subdivision the overall density can't be greater than with a conventional subdivision, and there are two ways to calculate that. (1) Yield plan where the developer would do a "mock up" of what the development would look like and (2) Maximum density calculation where a mathematical method of determining the maximum number of house lots could be created for a lot to be subdivided.

Ms. Robinson briefly went over proposed performance standards for large-scale developments: (1) Community impacts and (2) Building reuse. These proposals are meant to help the Board by giving the Board additional information to use during the decision making process. Ms. Robinson suggested adding the proposed standards to the site plan review regulations.

Mr. Wilson made suggested changes to the proposals: III. h. 2. of the community impacts proposal he suggested the following language be added *funded by the Town* and I. A of the Building Reuse to clarify the bond inflation language and I.C. of the Building Reuse to omit *previously occupied* and clarify that section.

### **Committee updates**

Ms. Pohl reported that she is not in receipt of the fiscal requests and that she may wait until the new Town Administrator Steven Fournier starts, which is on October 29<sup>th</sup>, and work with him on it.

It was determined that the Planning Board should invite Mr. Fournier to a meeting and discuss with him suggested plans that could be implemented so that the Planning Board receives yearly CIP information in a timely manner.

Mr. Wilson updated the Board on the Fire Department survey. He sent the draft to Charlie French from UNH and received suggestions on it from him.

Ms. Robinson reported that the Planning Board has \$5,000 .00 to work with from the Coastal Zone program to be used for Ms. Robinson to do work on the Master plan and asked for suggestions from the Board on what they would like her to work on. Mr. Wilson suggested rewriting the Conservation Chapter of the Master plan and including all the acres of land purchased by the Town facilitated by North Hampton Forever. Mr. Salomon suggested updating the Master Plan with the sustainable subdivision ordinance. Ms. Robinson said that she would have Glenn Greenwood draw up a contract.

Ms. Robinson reminded everyone of the Buffer Workshop to be held on October 29<sup>th</sup> at the Hugh Gregg Coastal Conservation Center in Greenland.

Mr. Wilson asked if Ms. Robinson if she could contact someone from DES to come in and field questions that the Board might have regarding buffers. Ms. Robinson said that she would try to get someone from DES to come to the next work session.

Mr. Kroner updated the Board on the Long Range Transportation Plan and presented a copy of the 2007-2026 plan to be kept in the Town Office for anyone to review. He explained that North Hampton has separated from the Seacoast Metropolitan Planning Organization. He further explained that it is a Federal requirement that all transportation planning take place at a regional level and all projects are provided by this group. There are now two separate MPOs and North Hampton is part of the Windham, Portsmouth, Seabrook group.

Mr. Kroner also stated that he is no longer able to be the representative of the Rockingham Planning Commission. Mr. Wilson asked whether a member of the Board would volunteer to be nominated by the Planning Board to fill Mr. Kroner's vacant seat. No one volunteered, and Mr. Wilson then volunteered to be the representative from North Hampton.

A motion was made and seconded to adjourn at 10:05pm with all in favor.

Respectfully submitted,

Wendy V. Chase  
Recording Secretary