



MEETING MINUTES

NORTH HAMPTON PLANNING BOARD

Work Session

Tuesday, November 15, 2007

Town Office 2nd Floor Conference Room

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 (arrived at 6:45pm), Barbara Kohl, and Tom McManus.

Members absent: Craig Salomon, Selectman's Representative

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

Alternates present: None

Mr. Kroner convened the meeting at 6:35pm. Mr. Wilson assumed the Chair for the Conditional Use Sign Application.

New Business

07:29 – Cory Nadilo, 83 Stratham Heights Road, Stratham, NH 03885. Conditional Use Sign Application. The applicant proposes to erect a monument sign. Property location: 215 Lafayette Road, North Hampton. Property owner(s): Daniel Pelletier and Le Chat Sauvage, LLC., zoning district I-B/R, M/L 021-003.

In attendance for this application:

Cory Nadilo, applicant

Rudy Nadilo, applicant's partner

Mr. Cory Nadilo explained that he proposed to replace the existing backlit sign (Three Squares) to a new monument sign displaying the name and logo of the business, "Wings your way". He explained that the lighting will be on two poles and the lights would shine downward. The sign will be less than 60 square feet and will be on two poles driven into the ground making the bottom of the sign level with the ground.

Ms. Kohl questioned what types of messages would be placed on the changeable message section on the sign. Mr. Nadilo said that the message would change periodically with sayings such as "Merry Christmas" or informing of the weekly specials. Mr. Nadilo further added that he has a full liquor license and plans to open by the beginning of December.

Mr. Wilson opened the public hearing at 6:44pm and noted that there was no one from the public in attendance.

Mr. Wilson closed the public hearing at 6:45pm.

Dr. Arena moved and Ms. Kohl seconded the motion to take jurisdiction of the Conditional Use Sign Application, case #07:29.

The vote passed (5 in favor, 0 opposed and 1 abstention). Ms. Pohl abstained because she was not present for the entire discussion.

Mr. Kroner moved and Dr. Arena seconded the motion to approve the Conditional Use Sign Application, case #07:29.

The vote passed (5 in favor, 0 opposed and 1 abstention). Ms. Pohl abstained because she was not present for the entire discussion.

Minutes

Mr. Wilson moved and Dr. Arena seconded the motion to approve the following minutes: September 13, 2007, October 2, 2007, October 11, 2007 PH minutes, October 11, 2007 Work session minutes, October 15, 2007 joint meeting minutes.

Ms. Pohl and Ms. Kohl had suggested emendations to some of the minutes.

Mr. Wilson withdrew his motion and Dr. Arena withdrew his second to the motion.

Mr. Wilson moved and Dr. Arena seconded the motion to approve the following minutes as amended: September 13, 2007, October 2, 2007, October 11, 2007 PH minutes, October 11, 2007 Work session minutes, October 15, 2007 joint meeting minutes.

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

Mr. Wilson moved and Dr. Arena seconded the motion to accept the Public Hearing Meeting minutes of November 10, 2007 as amended.

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

Mr. Wilson moved and Dr. Arena seconded the motion to table the November 6, 2007 minutes to the December 13, 2007 work session meeting.

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

Old Business

Mr. Kroner resumed the Chair for the Work Session.

Proposed Ordinance amendments:

US Route 1 Corridor Use changes. Mr. Kroner suggested that the boundary line described in the original proposal (Fern Road) be changed to include south of Fern Road to the Hampton Town line on Route 1. He explained that there are large pieces of property that could someday be sold and developed, such as the airport and bus depot.

Mr. Wilson agreed with Mr. Kroner and suggested including all of Route 1 to prevent big box retail firms, such as LOWES, from moving into Town.

Mr. Wilson moved and Ms. Kohl seconded the motion to amend the proposed ordinance to include the full length of Route 1 based on two major reasons, (1) it is equitable treatment of all properties in North Hampton and (2) it more adequately addresses the traffic generations in town by large retail businesses. The vote passed (5 in favor, 0 opposed and 1 abstention). Dr. Arena abstained.

Ms. Robinson will make the changes to the US Route 1 Corridor Use changes ordinance and distribute by email.

Mr. Wilson moved and Dr. Arena seconded the motion to hold a second public hearing on the adoption of the US Route 1 Corridor Use changes ordinance on December 13, 2007 at 6:30pm. The vote was unanimous in favor of the motion (6-0).

Building Reuse, Community Impacts. Ms. Robinson distributed copies of the proposed amendments to the site plan regulations regarding performance standards for large-scale development.

Dr. Arena questioned the clarity on the Vacancy paragraph marked I.B. Mr. Wilson suggested that language be added to the paragraph to clarify and to break the paragraph up into two parts.

Mr. Wilson questioned that since the proposed performance standards would be part of the site plan regulations would the Board be able to make it a requirement when dealing with a change of use applications? Ms. Robinson said that the regulation is geared toward businesses that would have a huge impact on the community.

Mr. Kroner opined that too many new regulations would discourage the smaller businesses to come before the Board because it would be too costly.

Dr. Arena moved and Mr. Wilson seconded the motion to hold the first public hearing on the adoption of the Performance Standards for Large-Scale Development regulation into the Site Plan Review Regulations on December 13, 2007 at 6:30pm. The vote was unanimous in favor of the motion (6-0).

Mr. McManus brought up the subject on sidewalks and asked the question “does a sidewalk encourage pedestrian traffic and discourage vehicular traffic”?

The Board agreed that it was a good topic of discussion and should be discussed at a future Work Session meeting.

Sexually Orientated Business Ordinance. Ms. Chase presented the Sexually Orientated Business Map prepared by the Building Inspector, Richard Mabey and his assistant Charlie Smart. The map will be kept on file at the Town Office. There were two areas added and depicted on the map that would need to be added to the list within the Ordinance.

Mr. Wilson directed Ms. Chase to add the two businesses to the Ordinance.

Mr. Wilson moved and Dr. Arena seconded the motion to hold a public hearing on the proposed amendments to Article IV, Section 416 – Sexually Orientated Business Ordinance on December 13, 2007 at 6:30pm.

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

Proposed amendments to Article V, Section 506 – Sign Ordinance. Ms. Robinson distributed updated drafts of the proposed amendments to the Sign Ordinance. Changes included: Authorizing the Building Inspector to grant sign permits if the applicant complies with the Ordinance, adding a lighting and color requirement, add a sign limit to the monument and ground sign section and prohibit roof signs.

Ms. Robinson will make the necessary changes and send it to Ms. Chase for distribution.

Ms. Pohl moved and Mr. Wilson seconded the motion to hold a public hearing on the proposed amendments to Article V, Section 506 – Sign Ordinance.

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

Sustainable Subdivision Ordinance. The Board decided to hold a separate Work Session meeting to discuss this proposed Ordinance and decided to hold a meeting on December 6, 2007 at 6:30pm (location to be determined).

Committee Updates

Ms. Pohl informed the Board that she was given the role as the Long Range Planning Committee's liaison to the Energy Committee. She said that the Energy Committee is "toying" with the idea of proposing an ordinance that they would like to work jointly with the Long Range Planning Committee regarding "green" buildings and requiring leads certification for municipal buildings.

Ms. Pohl updated the Board on the CIP Committee and said that she met with Town Administrator Steve Fournier and handed him the fiscal information requests and departmental capital request forms to distribute to and retrieve from the head of each department. Ms. Pohl informed him that she needed the information ASAP and he said he would do the best that he could on getting the information back to her.

Mr. Wilson updated the Board on the Fire and Rescue surveys and said that the surveys were due on November 15, 2007 and that he planned to leave the survey collection boxes out at least until Monday, November 19th. Mr. Wilson also stated that he will be helping the Budget Committee with their survey and said that the Budget Committee intends to hand out and collect the surveys at the polls during the March Town vote.

Mr. Kroner informed the Board that he, Mr. Wilson and Dr. Arena attended a workshop on protecting shore land buffers, and that Ms. Robinson was one of the presenters. Mr. Kroner said that he left the meeting knowing that the North Hampton buffer setback requirements are appropriate. He said that they learned that to protect water the appropriate buffer is 120-feet and that there is a difference between a setback and a buffer. A setback is more of a spatial constraint and a buffer is for vegetation protection. Mr. Kroner brought back material for anyone wishing to review.

Mr. Wilson moved and Ms. Pohl seconded the motion to adjourn the meeting at 9:10pm.

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

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approve February 14, 2008