



MEETING MINUTES
NORTH HAMPTON PLANNING BOARD
Thursday, May 1, 2008
Mary Herbert Conference Room

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription. These minutes were written from a tape recording, a Recording Secretary was not present.

Members present: Phil Wilson, Chairman; Shep Kroner, Vice Chairman; Joseph Arena, Laurel Pohl, Barbara Kohl, Tom McManus and Craig Salomon, Selectmen's Representative.

Others present: David West, RPC Circuit Rider.

Alternates present: None

Mr. Wilson convened the meeting at 7:14pm and noted for the record that the full Board was present and that the notice of the meeting was properly posted.

Old Business

#08:06 – Ocean Subaru, 203 Lafayette Road, North Hampton, NH. Conditional Use Sign Application. On behalf of the Applicant, Philadelphia Sign, 2 Phoebe Way, Worcester, MA 01605, proposes a 58 sq. ft. monument sign and requests the following waiver: Section X.F.3.b.7 of the site plan review regulations – Lighting. Property owner: Joseph Roy Realty, LLC. Property location: 203 Lafayette Road, zoning district I-B/R, M/L 021-007. This case is continued from the April 1, 2008 meeting.

There was no one in attendance to represent this case. The Board was in receipt of an email from Heather Hopkins; a representative of Subaru, requesting a continuance to the June 5, 2008 meeting.

Mr. Kroner moved and Dr. Arena seconded the motion to grant the request to continue case #08:06 to the June 5, 2008 meeting.

There was no Board discussion and no public comment.

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

Mr. Wilson commented on correspondence that he received from Cliff Sinnott; Executive Director of the Rockingham Planning Commission and Ted Tocci, Chairman of the Commission informing the Board that Mr. Robert Landman's appointment to the Commission will expire in May 2008. Mr. Wilson informed the Board that he spoke with Mr. Landman and he said that he would not seek reappointment. Mr. Wilson further explained that appointing a representative to the Commission is a two-step process. First,

the Planning Board must nominate the representative(s) and second, the Selectmen must appoint them.

Mr. Kroner explained that he is on his second four-year term as a Representative to the Planning Commission and said that meetings are held at least twice a month and more meetings take place if the Representative is on an Executive Board Committee.

Mr. Kroner explained that an appointee might become a Representative to the Commission, and a Representative to the Seacoast MPO Commission. The MPO Commission is critical in terms of transportation planning whereas they prioritize all of the transportation spending at the local level. The Planning Commission is involved in pending Legislation and major projects such as the Route 1 Corridor Study.

Mr. Wilson advised the members to give some thought to volunteering as a Representative to the Planning Commission. He also asked Ms. Pohl to advertise the vacancies on channel 22.

Mr. Wilson discussed a topic on the May Work Session Agenda regarding the Route 1 Ad hoc Committee. He suggested the Board concentrate more on a plan that would put the Town in a better position with respect to offering reasonable opportunities for affordable housing rather than focusing on the Route 1 zoning issue at this time. He suggested that if the Board was agreeable to the idea that they should direct David West to review the Town's current Zoning Ordinances and Subdivision Regulations and come back to the Board with some recommendations of what should be done to provide more multi-family dwellings in Town.

Mr. Wilson commented on the fact that in the R-1 district, multi-family dwellings are permitted but only after a proper sewerage system is implemented. Mr. Wilson also mentioned the similarities in the zone districts and the Board should revisit the descriptions of those districts and possibly propose amendments to them.

Mr. Wilson suggested certain restrictions to add to the Town's provisions for multi-family dwellings that will provide for affordable housing; (1) any proposal the Board entertains has got to have a component of affordable housing that is equal to or greater than North Hampton's "fair share" of affordable housing as determined by the Rockingham Planning Commission, and (2) require that the units that are approved have got to remain affordable until the portion of affordable housing exceeds North Hampton's "fair share" expectation.

Mr. West stated that the Town of Exeter has a provision within their conservation subdivision ordinance that offers density bonuses to developers that offer a certain percentage of affordable housing within that cluster subdivision.

Mr. Wilson commented on the current zoning districts in North Hampton and how similar the R zones are described. He suggested that the Board work on consolidating R-2 and

R-3 and adding “mixed use” in the I-B/R district. Dr. Arena said that in the past a goal of the Town was to keep the I-B/R district strictly a commercial district.

Mr. Kroner suggested that the Board work on an access management plan for Route 1.

The Board agreed to direct Mr. West to study the current Zoning Ordinances and Subdivision Regulations and report back to the Board with advice on where to put affordable housing standards within the Ordinances.

The Board took a brief recess to change the videotape.

Mr. Wilson introduced Mr. David Walker, Senior Transportation Planner for Rockingham Planning Commission. Mr. Walker was present to discuss the U.S. Route 1 Corridor Study.

Mr. Walker explained that the draft copy of the study is available at the Rockingham Planning Commission web site www.rpc-nh.org and a “hard” copy is available at the Town Office for public review.

Mr. Walker explained that the goal for doing the study was to identify deficiencies along Route 1, such as safety deficiencies and capacity deficiencies. He said it would also be a useful tool in guiding local and regional transportation land use planning. He explained that there are five categories of recommendations in the document, and they all include bike and pedestrian improvements:

1. Actual and physical changes to the roadway
2. Land Use and Zoning changes
3. Access management component
4. Transit recommendation
5. Freescaping and landscaping

The Board discussed the costs involved in adding sidewalks and bike paths.

The Board took a brief recess to change the videotape.

The Board discussed things the Planning Board can do that would have immediate local impact such as (1) access management by increasing the setback along Route 1 so that there is room for connecting driveways and (2) streetscape - to increase the landscape buffer requirement in the I-B/R district.

Mr. Hart asked if the State or the Town has adopted the actual study presented.

Mr. Walker said that it was his understanding that District Six would endorse the Route 1 Corridor plan and use it for the planning of Route 1. He also stated that if NH DOT funds the project, 80% would come from Federal money and 20% would come from the State.

The Board discussed establishing regulations (impact fees) where a developer would be required to pay towards proposed improvements to Route 1 according to the plan presented to lessen the burden on the taxpayer. Dr. Arena commented that it is very important that the Townspeople get involved in the discussions regarding the creation of impact fees because their input is very valuable to the Planning Board. Mr. Wilson said that Public hearings regarding this subject would be scheduled and the public would be encouraged to attend.

Mr. Mike Hart commented that if North Hampton were to adopt the Route 1 plan that is being presented then the Planning Board should require a developer to construct their project that would conform to the Route 1 Corridor plan. The Board agreed.

Mr. Wilson directed the Planning and Zoning Administrator to send a copy of the traffic study that was done for the KNC development located on South Road and Lafayette Road to Mr. Walker.

Mr. Walker said that there is a permanent traffic counter at the North Hampton/Rye town lines and said that traffic is low at the North end of Town on Route 1 and Mr. Wilson asked him if the Road itself at the North end can handle the current amount of traffic and Mr. Walker said that the northern end can currently handle the traffic there but the future depends on development along the corridor.

The Board will take up the discussion on access management and the Route 1 Corridor Study at their next Work Session.

The Board presented Mr. Wilson with a Birthday card and wished him a Happy Birthday.

A motion was made and seconded to adjourn the meeting at 9:40pm.
The vote was unanimous in favor of the motion (7-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary

These minutes were transcribed from a tape recording.

Minutes approved May 15, 2008