



Meeting Minutes
North Hampton Planning Board
Thursday, August 4, 2011 at 6:30pm
Town Hall

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

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12 **Members present:** Barbara Kohl, Chair; Shep Kroner, Vice Chair, Joseph Arena, Laurel Pohl, Mike
13 Hornsby, Tim Harned, and Phil Wilson, Selectmen's Representative.

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15 **Members absent:**

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17 **Alternates present: None**

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19 **Others present:** Brian Groth, RPC Circuit Rider, and Wendy Chase, Recording Secretary

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21 Ms. Kohl convened the Meeting at 6:31pm, and noted that there was a quorum. She introduced
22 members of the Board and Staff that were present.

23

24 **New Business**

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26 The Board was in receipt of a copy of an E-mail communication from Donna Etela, Member of the
27 Heritage Commission. Ms. Kohl read the E-mail into the record:

28

29 *The North Hampton Heritage Commission, due to the recent and sad loss of Jane Palmer, comes to you*
30 *to nominate Cynthia Swank, Alternate Commissioner to a 2 year term as Commissioner to finish the term*
31 *of Jane Palmer (2013). Please consider this nomination at your next meeting, August 4th, and forward*
32 *this nominee to the Select Board for appointment at their next meeting.*

33 **Dr. Arena moved and Mr. Harned seconded the motion to recommend to the Select Board that they**
34 **appoint Cynthia Swank as a full Member to the Heritage Commission for a two-year term to expire**
35 **May 2013.**

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

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38 Dr. Arena invited Ms. Etela and Ms. Swank to stay for the Meeting.

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40 Mr. Wilson thanked Ms. Swank for "taking on" the new responsibility.

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42 Mr. Wilson explained that the procedure in appointing Heritage Commission Members was established
43 in the early 1990s when the Planning Board was an Appointed Board; appointed by the Select Board.

44 Mr. Wilson, and the Board agreed, said that he didn't see the reason for the Select Board's appointment

45 power to the Heritage Commission members now that the Planning Board is an Elected Board. He said
46 that he has raised the issue with the Select Board at a recent Select Board Meeting.

47

48 It was determined that the procedure to appoint Heritage Commission Members is a Zoning Ordinance.

49

50 **Secretary's note:** Article IV, Section 413.2 - **413.2** The Planning Board shall appoint
51 a **Heritage Commission** in accordance with RSA 674:44-a and RSA
52 674:44-b, which shall assist in the identification and recording of
53 the above mentioned Historic Sites and shall assume the powers and
54 duties of the Historic District Commission which it replaces. Said
55 Heritage Commission shall consist of five members appointed by the
56 Planning Board with the approval of the Selectmen. ***3/11/97**

57 The Board agreed to propose an amendment to the Zoning Ordinance, Section 413.2, so that the
58 Heritage Commission could nominate their Members and the Planning Board could appoint them.

59

60 Mr. Groth offered to draft the language of the proposed amendment.

61

62 **Mr. Wilson moved and Dr. Arena seconded the motion to authorize Mr. Groth to draft the language to**
63 **amend Section 413.2 of the Zoning Ordinance.**

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

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66 **Old Business**

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68 Review and Discussion on Master Plan Chapters:

69

70 **Housing Chapter:** Mr. Kroner said that he contacted Mr. Charlie French of the UNH Cooperative
71 Extension by E-mail to see if he could participate and assist the Planning Board on "rental" rates in
72 Town. He said that he also asked Mr. French if he was aware of any information that is capturing the
73 documentation of these statistics. Mr. Kroner said that he will phone Mr. French to see what kind of
74 assistance he and his team can provide to the Board.

75

76 Dr. Arena asked if HUD had any such data.

77

78 Mr. Groth said that the only information from HUD is information used in the current Chapter retrieved
79 from the Office of Energy and Planning's rental cost surveys, which is old data.

80

81 Mr. Kroner mentioned that Mr. Groth brought the grant application to be signed by the Planning Board
82 Chair then forwarded to the Select Board Chair to sign.

83

84 Mr. Groth explained that the grant application is simple. It asks for a brief description of the scope of
85 work to be done and what the Town is applying for. Mr. Groth said that the grant money will be used to
86 update the Land Use and Growth Management Chapters of the Master Plan, which are applicable to the
87 grant. He explained that the Town expends \$5,000.00 and the DOT grant matches the amount of
88 \$5,000.00. Ms. Chase confirmed that there is \$10,000.00 budgeted for updates to the Master Plan.

89

90 Dr. Arena commented that the Town is limited in what it can do as far as transportation is concerned.
91 There needs to be collaboration between the surrounding Towns in order to come up with a meaningful
92 plan for this region; towns cannot act independently.
93

94 Mr. Groth said that the Route 1 Corridor Study will be used as part of updating these Chapters.
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96 Mr. Wilson said that the Regional Planning Commission helps with coordinating the issues and needs
97 throughout the surrounding communities regarding transportation. There is not a lot of State funding
98 available right now; currently the biggest project is the expansion of I-93. He said that there is
99 coordination; not every community is doing what they want.

100

101 **Mr. Wilson moved and Mr. Kroner seconded the motion to authorize the Chair to sign the Land**
102 **Use/Transportation Planning Grant Application and to forward it to the Select Board for their Chair's**
103 **signature.**

104 **The vote was unanimous in favor of the motion (7-0).**
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106 **Future Land Use Chapter** – The Board had asked for information at the last meeting regarding when the
107 Town adopted the two acre requirement and where the commercial district was in Little Boar's Head
108 Village District. Mr. Mabey depicted, on a copy of tax map one, where the "Business District" and the
109 "Bath House District" were located in Little Boar's Head Village District. It shows that along Route 1-A,
110 lots 9, 10, 11, 12 and 13 are in the "Business District" and lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 are in the "Bath
111 House District". The Board was also in receipt of information that the Town adopted the two-acre
112 requirement with 175-feet of frontage in 1973.
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114 The "Beach Plum" and the hotel on Route 1-A are not in the Little Boar's Head "Business District". They
115 are both nonconforming uses.
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117 Mr. Kroner said that the revisions will be made to the two Chapters and be available at the next
118 Meeting. He said that based on some of the Board Member's concerns they need to articulate "open
119 space" vs. "buildable acres."
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121 Ms. Kohl said that it should be made clear in the Chapter what the town wants for the future; it's very
122 important that the "buildable acre" figure is not misrepresented. She said that North Hampton
123 becomes very "congested" in the summer time during tourist season; she said that it should be made
124 clear that that kind of "congestion" is not acceptable as a year-round condition as far as an
125 environmental standpoint and increases in town services standpoint.
126

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127 Mr. Groth commented that if we can't draw useful conclusions from it, perhaps it's not useful to have in
128 the Chapter.
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130 Mr. Wilson referred to the map depicting the remaining "buildable acreage" in North Hampton. He said
131 that the "Jenkins" property and the "Corbett" property are not correctly identified. Mr. Groth said that
132 each member of the Board should review the map and make any necessary changes to it. He said the
133 input from the Board is very important because they have the most current data by living in the Town.
134 The Board Members will "mark up" their maps and forward them to Brian.
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135

136 Mr. Groth informed the Board that the RPC is participating in the Broadband Mapping Project. He
137 explained that it is collaboration between UNH and the different Planning Commissions in the State.
138 The goal of the effort is to identify internet “dead zones” in Town and in the future those areas can be
139 targeted and improved. He said that the RPC is developing a “model ordinance” and Mr. Groth
140 suggested to the RPC that the sample Chapter be done for North Hampton; free to the Town. They will
141 be considering (1) what services are currently available, (2) where there is lack of service, and (3) what
142 would be included in future expansions.

143
144 Mr. Wilson suggested Mr. Groth contact David Maxson, Broadcast Signal Lab, regarding DAS.

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146 Dr. Arena agreed and said that Mr. Groth should also contact Denis Kokernak. He said the Town is
147 already very well “plotted out” as to what can happen with DAS (Distributive Antenna System).

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149 Mr. Groth said that that is another reason North Hampton lends itself well as being the “model”.

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151 Mr. Wilson commented that Comcast cable is available to everyone in Town. Ms. Kohl said it was not;
152 some residents are not close enough to the road and would have to pay a “surcharge” to get connected.
153 Mr. Harned said that the cost is approximately \$2.00 per foot.

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155 Mr. Kroner mentioned that they will consider hosting a Charrette once the Land Use/Transportation
156 Planning Grant is approved.

157
158 Mr. Groth informed the Board that he was asked to apply for a Planning Board position for the City of
159 Portsmouth. He said that they meet on Thursday nights and asked if the Board would be willing to
160 change their meeting dates.

161
162 Mr. Wilson commented that it is a considerable career opportunity to be asked by the Portsmouth Town
163 Council to be a member of the Planning Board.

164
165 The Board agreed to change the meeting dates to the first and third Tuesday of each month.

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167 **Dr. Arena moved and Mr. Hornsby seconded the motion to change the current first and third Thursday**
168 **of the month Planning Board Meeting dates to the first and third Tuesday of each month.**

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170 **Mr. Kroner made a friendly amendment to begin the new meeting schedule in October 2011.**

171 **Dr. Arena and Mr. Hornsby accepted the friendly amendment.**

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

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174 Mr. Savastano acknowledged his approval by “flicking” the light of the “on air” sign a few times.

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176 **Junk Yard Update**

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178 Mr. Wilson said that he had no new information on “junk yards”.

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180 Dr. Arena asked why there was such “foot dragging”. He said that the Town has the right to implement
181 and collect the “junk yard” fees, which has never occurred.

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Ms. Kohl said that she cannot allow this to “fester” anymore and she can no longer allow the sign violations to “fester” either.

Mr. Wilson said that he is going to ask for a “junk yard” update from the Town Administrator at the next Select Board Meeting. He suggested Mr. Kroner bring his list of possible zoning violations to the next Work Session and the Board can review and discuss the list and forward their concerns, by letter, to the Select Board.

Ms. Kohl asked Mr. Kroner to E-mail his list to each member and invited all the members to make their own lists.

Ms. Donna Etela said that at their last Heritage Commission meeting, the members reviewed the RSA pertaining to membership and said that it strongly suggests that a member of the Planning Board also become a member of the Heritage Commission. She said that there is an Alternate position available and asked if anyone would be interested in filling it. Ms. Etela said that they meet on the third Thursday of each month at 9:30am.

Ms. Kohl said that she would be interested in serving on the Heritage Commission.

Mr. Wilson moved and Mr. Kroner seconded the motion to recommend the Select Board appoint Barbara Kohl as an Alternate to the Heritage Commission; term to expire 2012. The vote was unanimous in favor of the motion (7-0).

Dr. Arena moved to adjourn at 7:55pm without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approved August 18, 2011