



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, June 19, 2012 at 6:30pm
Mary Herbert Conference Room

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

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

Members present: Shep Kroner, Chair; Laurel Pohl, Vice Chair, Joseph Arena, Barbara Kohl, and Tim Harned.

Members absent: Mike Hornsby and Phil Wilson, Selectman's Representative

Alternates present: None

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

Ms. Pohl convened the meeting at 6:35pm.

Discussion ensued regarding the date of the July Planning Board Meeting. The regularly scheduled meeting falls on July 3rd and it was realized that there would not be a quorum of the Board due to the holiday and member recusal.

Mr. Kroner moved and Dr. Arena seconded the motion to change the meeting date from Tuesday, July 3, 2012 at the North Hampton School Cafeteria to Monday, July 2, 2012 in the Mary Herbert Conference Room.

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

The July 2, 2012 meeting will be held in the Mary Herbert Conference room. Ms. Chase will notify the Applicants. Abutter notices have not been mailed yet; the notice will be changed reflecting the new date and location and mailed to the Abutters tomorrow.

Other Business

Master Plan update – Mr. Kroner said that he and Mr. Groth will be working together in July and August to build an outline for what will be a Visioning Session for the Future Land Use Chapter of the Master Plan.

Mr. Groth said that they intend on conducting the Visioning Sessions in the fall, and he plans to include a report of those Sessions in the Future Land Use Chapter. He said that he and Mr. Kroner will come back to the Board with a strategy for the Visioning Sessions; they plan to use visual cues to get the discussions started and then the participants will break into small groups. He said it would be a good idea for Planning Board Members to be present to help facilitate.

49 Mr. Groth said that a major component of the Session is the Route 1 Corridor Study and the
50 recommendations that came out of that. He said they will be discussing different access management
51 strategies that would avoid the widening of Route 1, and also targeting areas to identify traffic concerns.
52

53 **Junk Yard update** – The Board discussed whether or not to vote to remove “Junk Yard” updates from
54 the Agenda under “items laid on the table”. The Select Board adopted a Junk Yard Ordinance and they
55 are not under the purview of the Planning Board. Dr. Arena said that he considers the “Junk Yard”
56 Ordinance to be incomplete and he would like to discuss it with the Select Board and report back to the
57 Planning Board.
58

59 Mr. Kroner said that he thought it was a good Ordinance and noticed that once it was implemented one of
60 the problem areas in town was “cleaned up”.
61

62 It was suggested that Dr. Arena talk to the Select Board about his concerns with the Junk Yard Ordinance
63 and report back to the Planning Board with an update.
64

65 **Committee updates**

66
67 **Long Range Planning Committee** – Mr. Kroner asked each member to come up with a list of things that
68 they would like to see clarified within the Zoning Ordinances. Some of the things he would like to
69 address are “manmade” wetlands and the sign ordinance. He said that the Board is spending a lot of time
70 on sign applications and suggests that to treat everyone fairly they need to come up with a mathematical
71 equation to come up with a reasonable size for signs.
72

73 The Board discussed enforcement issues and Mr. Harned said that the Interview Committee for the
74 Building Inspector/Code Enforcement Officer is cognizant of the fact that the Town needs better
75 enforcement.
76

77 Mr. Groth wondered if the Board could stipulate a sign approval, where, if the applicant violates the
78 conditions, the sign will be revoked.
79

80 **CIP** – Ms. Pohl reported that Cynthia Swank has a three-year term on the Capital Improvement Plan
81 Committee, and is on her second year so they don’t need to appoint a member of the public this year. She
82 said the way the Warrant Article to create the CIP Committee was written; the terms are staggered with
83 one-year, two-year or three-year terms. She said that there is another CIP meeting coming up at the end
84 of July.
85

86 **Rules and Procedures update** – Mr. Kroner had nothing to report.
87

88 **ARC** – There were no cases before the Application Review Committee.
89

90 **Minutes**

91
92 **May 15, 2012 and June 5, 2012** – Ms. Pohl said that she did not have a chance to review the minutes and
93 suggested that the Board postpone taking action on them.
94

95 **Mr. Harned moved and Dr. Arena seconded the motion to table the May 15, 2012 and June 5, 2012**
96 **Meeting Minutes to the July 17, 2012 Work Session Meeting.**

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

98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135

The Board was in receipt of correspondence from the Fire Chief and the Interim Building Inspector. Mr. Kroner explained that he was informed that the Fire Chief and the Interim Building Inspector worked together in Newington and part of their normal procedure was to “copy” the Planning Board on approved Change of Business applications and notices of violations.

The Board reviewed the correspondence they received. Fresh Market applied for a Building Permit and was denied and referred to the Planning Board to seek approval. Mr. Groth said that the current septic system is not designed to support the Cafe; the site doesn’t meet the current parking requirements for the proposed expansion, and according to the site plan perspective, the Board will need to see the actual layout and not just the two-dimensional elevations in terms of ADA, and access and safety in terms of diners dining on the sidewalk and drivers driving in the parking lot. Mr. Groth said that he did think there was enough room to put in outside tables.

Dr. Arena presented a document from the NH DOT, as an example, with a disclaimer on it that he suggests be added to the Planning Board Applications. Mr. Harned read what the disclaimer would read if the Planning Board used it: *The Planning Board has relied on the title and subdivision information provided by the landowner. The Planning Board has not performed additional title research and makes no warranty or representation concerning landowner’s legal right to access. In the event of a dispute about the landowner’s legal right to the access providing herein, the landowner shall*

Dr. Arena said that by adding this disclaimer to the Planning Board’s applications, it will save the Planning Board from a lot of legal “headaches” in the future.

Mr. Groth agreed with Dr. Arena and reminded the Board of the lot line adjustment that was approved without one of the Owner’s knowledge.

Ms. Pohl said that the disclaimer should be addressed under the Rules of Procedure.

The meeting was adjourned at 7:35pm without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approved July 17, 2012