



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, September 18, 2012 at 6:30pm
Town Hall, 231 Atlantic Avenue

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

Members present: Shep Kroner, Chair; Joseph Arena, Barbara Kohl, Tim Harned, and Phil Wilson, Select Board Representative.

Members absent: Laurel Pohl, Vice Chair, and Mike Hornsby

Alternates present: Nancy Monaghan

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

Mr. Kroner convened the Meeting at 6:30pm and noted for the record that there was a quorum.

Mr. Kroner Chaired the meeting due to Vice Chair Pohl's absence.

Mr. Kroner seated Ms. Monaghan for Ms. Pohl.

I. Old Business

Vision Session Update –

Mr. Groth went over the planned procession of Vision Session I with the Board. Vision Session I is scheduled to be held on Saturday, September 29, 2012 at the Town Hall from 12:00pm to 3:00pm with refreshments provided. Mr. Groth explained that the procession will start out with introductions; Mr. Groth will lead the presentation by explaining the role of Master Planning and also speak towards the recommendations of the Route 1 Corridor Study, because that will have implications on how the Town wants to respond to those recommendations made in the study. He said the Board has to keep in mind that the Route 1 Corridor study consists of observations made by NH DOT on traffic, access, etc., as Route 1 is now, and the recommendations made in the study were based on those observations. Mr. Groth said that there are strategies to control the destiny of Route 1, such as, implementing access management techniques to cut down on curb cuts along Route 1. Mr. Groth will give examples of such strategies during his presentation. The next step is to have people break out into groups and participate in three (3) "break out" sessions that will last approximately 30 minutes long. The three (3) sessions will be (1) Transportation: discussion will involve Route 1 Corridor recommendations, Access Management and Pedestrian safety; (2) Land Use and Design: discussion will involve current land use, likes/dislikes,

review of permitted uses, site layout and appearance of Route 1 and (3) Community Services: discussion will involve the Municipal Complex, Recreation – opportunities and needs.

Mr. Groth said that each “break out” group will need a Facilitator that will “get the ball rolling”, and they are looking for volunteers to help in that area. He said that he, Glenn Greenwood and Mr. Kroner have volunteered to facilitate. Mr. Kroner appointed Ms. Pohl to be a Facilitator. Dr. Arena volunteered to be a Facilitator and Mr. Wilson volunteered himself, as well as, his wife, Lisa Wilson to be Facilitators.

Mr. Groth said that each group will use “flip charts” and the Facilitators will use those charts to record the discussions from each session. He said that they will use maps of the Town and put trace paper over them and give people specific things to look at and think about, such as, identifying intersections they may think are dangerous and note them on the tracing paper. Discussion topics can include changing the appearance of Route 1. He said that a significant change in appearance takes years, but zoning policies can be implemented to head the Town in a direction that could dramatically change the appearance of Route 1. He said, the idea, is to get people’s input of what they think; not tell them what the Planning Board thinks.

Mr. Groth went over a process he has used in the past regarding the Land Use and Design Session that turned out to be effective, but could be politically confrontational. He explained that he used an aerial map of the Town with tracing paper on top and allowed participants to “mark up” properties with colored markers identifying them as: 1. “Needs no change”; 2. “Could use improvement”, and 3. “Needs improvement”. He said that some property owners find this activity offensive.

Mr. Wilson said that the Planning Commissions are attracting a widespread group that are categorically opposed to Planning, Zoning and Regional Planning and show up at Executive Meetings and are very disruptive.

Dr. Arena suggested that they have a “sign-in” sheet to place names and addresses for those who attend; the Sessions are designed for North Hampton Residents only. Mr. Groth agreed that the “sign-in” record is a good idea.

It was a consensus of the Board to allow Mr. Groth to use the method he just explained, and if anyone becomes disruptive, they will be asked to leave.

Mr. Groth said that they will be prepared to pull that method from the process if they need to.

Mr. Groth explained that the maps they will use regarding the Community Services Session will be a white map of the Town with a road; additional pieces will include, recreation and conservation lands, and facilities, such as, Police and Fire Departments, Town Hall, Library, Beach, and trail information that is available, and basically go from there. Recreation is a big topic and will give people the opportunity to discuss what they think is needed. He said that they can discuss the Municipal Complex and find out what direction they think the Town should go in.

Mr. Groth went over the process of the Session. He said that one option was to have everyone participate in the Transportation Session then the Land Use and Design Session then Community Services Session, or have each session going on at the same time and the break out groups meet at one

station, and when the timer goes off they move to the next session. He said it depends a lot on how many people will be participating.

Mr. Harned said that they will rely on Mr. Groth to make decisions “on the fly” because he has experience conducting these types of Visioning Sessions.

Mr. Groth reminded the Facilitator’s that they can participate, but their primary job is to give people a chance to voice their opinions and suggestions.

Mr. Kroner said that Shir Haberman, Seacoast Newspaper and Patch.com, a community specific news blog, will advertise the Sessions; and the information will be put on the sign in front of the Town Hall beginning, Monday, September 24th. He said he asked Gary Stevens to put something on his “reader message board” sign, but is not sure if that will happen.

During the meeting Dr. Arena lead the discussion on the Route 1 Corridor and possible discussions that will take place at the Sessions regarding crosswalks on Route 1. He said that the speed limit is 40 mph and increases to 45 mph and that would have to be addressed before any talk about adding crosswalks. Dr. Arena asked Mr. Groth’s thoughts on how Route 1 will look in twenty (20) years. Mr. Groth said that the way the zoning is currently written, it will look pretty much the same as it is today.

Mr. Groth said that a town that has a Master Plan has more influence to change things, than a town without one.

Committee Updates

CIP update – Mr. Wilson said that the CIP Committee met on September 14th and organized the Committee. Mr. Wilson was voted in as Chair of the Committee. He said that the Committee will meet 3 or 4 days after the Departments budget and Capital Improvements deadline date. He said that there is still an issue with the Municipal Complex Plan and the Committee is determined to “put it to bed” one way or another. They hope to have the Capital Improvement Plan done by December 1st. He commented that the Library is the gating item for the Municipal Complex.

Mr. Kroner read an e-mail communication into the record from Robert Field, ZBA Chair:

Dear Wendy-

I returned last evening from several days in California, and have now had a chance to review the Minutes of the ZBA Meetings of October 25, 2011, and November 29, 2011 as such relate to ZBA Case #2011:08, Barr-Moran, so designated. I also have now had a chance to listen to the broadcast of the Planning Board Meeting of September 4, 2012, at which the Planning Board concluded that, if the “lobster” carvings were moved by the Applicant to a more remote location on site, they would NOT be considered by the Planning Board to be “signs”, as “sign” is defined in the Zoning Ordinance. During the testimony of Mr. Lee before the Planning Board, he represented that I had, in some fashion, affirmatively endorsed the proposition that the objects were appropriate to be favorably considered for a “Conditional Use Permit” from the Planning Board.

I submit that both from my recollection and the Minutes such representation is unsupported. Please note, however, that on October 25, 2012, [sic] Member Phelps Fullerton advised the Applicant that he might have the opportunity to seek relief from the Planning Board pursuant to Section 506.3 if unhappy with the ZBA decision. I don't believe that I spoke to the matter at that time.

On November 29, 2011, the Minutes of the Meeting, at which the Request For Re-Hearing was denied, record that I, in my capacity as Chair, advised the Applicant that he had "variance" rights; and perhaps rights to seek a "Conditional Use Permit" from the Planning Board. Once again, the record does not seem to support or imply any endorsement of the suitability of granting relief as was suggested by Applicant before the Planning Board.

Please take whatever action may be appropriate to ensure that the Planning Board is aware of the apparent inconsistency in the testimony of Mr. Lee. I have no idea the extent to which such information influenced the final Planning Board decision. However, I am concerned that the record be clear, and that the Zoning Board remain free from any allegation or inference of bias in the event of any future consideration of the Case by the Board.

Please also see that other Members and Alternates of the Zoning Board have the benefit of these observations.

Thank you,

Robert B. Field, Jr., Chair

It was a consensus of the Board that no action needed to be taken regarding the aforementioned email. Mr. Kroner said that anyone aggrieved by the Planning Board's decision has a right to appeal it within thirty (30) days.

The Board was informed that Mr. Kevin Kelley is the full-time permanent Building Inspector/Code Enforcement Officer and Mr. David Caron was hired as the interim Town Administrator. Mr. Wilson said that it is the Select Board's goal to hire a permanent Town Administrator to begin working by January 1, 2013.

Minutes –

June 5, 2012

July 17, 2012

August 7, 2012

September 4, 2012

Mr. Wilson moved and Dr. Arena seconded the motion to approve all the sets of meeting minutes listed above by acclamation.

Ms. Kohl will forward typographical corrections to Ms. Chase.

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

182 Ms. Chase asked for advice on “sandwich board” signs in Town. The Board concurred that taking off the
183 letters and leaving the structure out all night is not acceptable. She will forward this information on to
184 the Building Inspector.

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186 The meeting was adjourned at 7:55pm without objection.

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188 Respectfully submitted,

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190 Wendy V. Chase
191 Recording Secretary

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193 **Minutes Approved 10/16/2012**

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