



Meeting Minutes Work Session

North Hampton Planning Board
Tuesday, May 21, 2013 at 6:30pm
Town Hall, 233 Atlantic Avenue

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

Members present: Laurel Pohl, Vice Chair, Joseph Arena, and Dan Derby.

Members absent: Shep Kroner, Chair, Tim Harned, Mike Hornsby and Phil Wilson, Select Board Representative.

Alternates present: Barbara Kohl and Nancy Monaghan.

Others present: Jennifer Rowden, RPC Circuit Rider, and Wendy Chase, Recording Secretary.

Ms. Pohl convened the meeting at 6:33pm.

Ms. Pohl seated Ms. Kohl for Mr. Kroner, and seated Ms. Monaghan for Mr. Harned.

I. Old Business

There was no "Old Business" before the Board.

II. New Business

1. Board appointment of one (1) Member, as a Planning Board Representative, to the Large Assembly Ordinance Committee approved by the Legislative Body at the March Town Meeting (WA #20).

Ms. Monaghan said that she would volunteer to serve on the Large Assembly Ordinance (LAO) Committee as the Planning Board's representative, if Alternate Members were allowed to do so.

It was the general consensus of the Board that an Alternate member could serve as the Planning Board's representative to the LAO Committee.

Ms. Pohl moved and Ms. Kohl seconded the motion to appoint Ms. Nancy Monaghan to serve on the Large Assembly Ordinance Committee as the Planning Board's representative.

The vote passed in favor of the motion (4-0). Ms. Monaghan did not vote.

46 **Committee Updates –**

47
48 **a). Long Range Planning** – Ms. Rowden said that the Long Range Planning Committee met a few weeks
49 ago to go over the proposed Growth Management Chapter of the Master Plan. Ms. Rowden read the
50 three (3) recommendations from the Chapter into the record:

- 51
52 1. The Planning Board does not recommend North Hampton have a growth management ordinance.
53 2. The Planning Board should consider the above information, and information provided in previously
54 iterations of the growth management chapter, to determine how land use regulations may impact
55 town services and associated costs for the short- and long-term.
56 3. The data found in this chapter (population growth, building permits issued, tax rates and school
57 enrollment) should be updated by the Planning Board biennially to ensure that the information
58 reflects the growth rate in North Hampton accurately.
59

60 **b). CIP** – There was no update.
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62 **c). Rules and Regulations/Procedures** – There was no update.
63

64 **d). ARC** – Dr. Arena said that the Application Review Committee (ARC) met yesterday, May 20th to
65 review an application for completeness submitted by the owners of Imprints Day School. They discussed
66 emergency exits for the children and possible traffic issues during “peak hours”. The Application is
67 scheduled to be presented at the June 4, 2013 Planning Board meeting.
68

69 Ms. Pohl asked when the last traffic study was done along Route 1. Ms. Rowden said that she thought it
70 was in 2008, but would look into it and get that information back to the Board.
71

72 The Board discussed an inquiry made by Ms. Chase on whether or not removing the year on the Building
73 Code edition under Section 701 of the Zoning Ordinance was a substantive change that would require
74 placement on the town warrant for town approval, or an administrative change allowed to be changed
75 without a town vote.
76

77 It was a consensus of the Board that removing the date of the edition of each Building Code under
78 Section 701 and insert the word “current” before national codes was an administrative change and
79 would not require a town vote.
80

81 Dr. Arena again brought up the potential traffic hazard exiting Rite Aid onto Atlantic Avenue. He does
82 not want to wait for an accident to happen before something gets done. The landscape to the right
83 obscures the sight line and makes it very dangerous pulling out onto Atlantic Avenue. The Building
84 Inspector visited the site on three (3) separate occasions in three (3) different vehicles and reported that
85 he felt there was no safety hazard issue.
86

87 Dr. Arena disagrees with the Building Inspector’s findings and said that it is a function of the Planning
88 Board to take into consideration the health, safety and general welfare of the general public, and that
89 the Building Inspector/Code Enforcement Officer is an extension of the Planning Board.
90

91 Ms. Kohl asked if anyone has asked the Police whether they considered that particular exit a safety
92 hazard. Dr. Arena said that he did not inform the Police.
93

Discussion ensued on ways to remedy the situation.

Ms. Monaghan said that the Code Enforcement Officer made his ruling; she suggested that the Board review the Site Plan for Rite Aid at the next Work Session and determine whether or not they are in compliance with the landscape plan.

Mr. Derby thought it a good idea to address the issue with the Code Enforcement Officer and/or Planning Board before going to the business owner unilaterally.

The Board agreed to review the Site Plan and Landscape Plan for Rite Aid and determine where that leads the Board.

III. Other Business

Minutes

1. May 7, 2013 – Dr. Arena moved and Mr. Derby seconded the motion to accept the May 7, 2013 Meeting Minutes as written.

The vote was unanimous in favor of the motion (3-0). Ms. Kohl and Ms. Monaghan did not vote because they were not in attendance at the May 7, 2013 meeting.

2. April 16, 2013 – Dr. Arena moved and Mr. Derby seconded the motion to accept the April 16, 2013 Work Session Meeting Minutes as written.

The vote was unanimous in favor of the motion (3-0). Ms. Kohl and Ms. Monaghan did not vote because they were not in attendance at the April 16, 2013 meeting.

Ms. Kohl moved and Ms. Pohl seconded the motion to adjourn the meeting at 7:20pm.

The vote was unanimous in favor of the motion (5-0).

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approved June 18, 2013