



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, June 18, 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:** Shep Kroner, Chair; Laurel Pohl, Vice Chair, Joseph Arena, Dan Derby and Phil Wilson, Select Board Representative.

**Members absent:** Tim Harned and Mike Hornsby

**Alternates present:** Nancy Monaghan

**Others present:** Jenn Rowden, RPC Circuit Rider, and Wendy Chase, Recording Secretary

**I. Public Hearing** - The North Hampton Planning Board will hold a Public Hearing on June 18, 2013, at the Town Hall, 231 Atlantic Avenue, North Hampton, NH, to consider the adoption of the proposed Growth Management Chapter to the Master Plan. The Planning Board's normally scheduled Work Session will immediately follow the Public Hearing.

Ms. Pohl opened the Public Hearing at 6:33 p.m. and explained that edits were made to the original draft of the proposed Growth Management Chapter. Ms. Rowden distributed copies to each of the members.

Ms. Rowden explained that the RPC received comments and recommendations from NH DOT yesterday regarding traffic counts and its relationship to North Hampton, and new population information that they didn't have before was also included. She explained that the changes and additions to the first draft were outlined in "red", and if the "chart" title is in "red", that entire chart is also new. She said that the appendix was not added to the latest draft, but it is a part of the Chapter and has not changed.

Ms. Pohl seated Ms. Monaghan for Mr. Harned.

Ms. Pohl commented that the section on projected growth is a significant change to the Chapter, and Mr. Wilson agreed. He said that he had proposed changes and comments to the first draft and would like to take the time to review the second draft and compare the two documents including his recommended changes.

It was a general consensus of the Board to continue the Public Hearing to the July 16, 2013 Work Session, so that the members had time to digest the changes made to the original Growth Management Chapter. Dr. Arena commented on the "30-year" projection of growth, and said it was a long period of time.

Ms. Rowden said that "30 years" is based on a model that the NH Office of Energy and Planning (NH OEP) has used for a long time.

Ms. Rowden explained that NH DOT recommended that the traffic information be added to the Chapter to show how traffic is impacting Route 1, and reminded the Board that they were making recommendations, not mandating the comments they made.

Ms. Rowden said that there will be no more changes made to the Chapter before the next Work Session on July 16, 2013.

**Mr. Wilson moved and Mr. Derby seconded the Motion to continue the Public Hearing on the consideration of adopting the Growth Management Chapter to the Master Plan to the July 16, 2013 Work Session Meeting. The vote was unanimous in favor of the motion (6-0).**

## **II. Old Business**

### **1. Review the approved landscape plan for Rite Aid for compliancy.**

The Board reviewed the landscape plan and conditions of approval regarding the Rite Aid site, 72 Lafayette Road, M/L 007-124. There was discussion amongst the members at the May Work Session regarding the sight line coming out of Rite Aid onto Route 111. It is difficult to see coming out of the Rite Aid parking lot onto Route 111. There are a line of arborvitae trees that may be obstructing the sight line. The plantings do meet the specifications on the plan; the Board discussed the potential safety hazard the plantings may be causing.

Mr. Derby said that he drove to the site in his car and came out of the parking lot at the stop sign and took pictures to the right and to the left of Route 111. He opined that there is plenty of sight line from the west, but the east sight line is not so good.

Dr. Arena said that, when you're the passenger, the visibility is not good from the West.

Mr. Kroner said that he telephone pole is located in a bad spot and obstructs the view.

The Board agreed that the location of the exit is not the best spot, but per NH DOT requirements, it had to be so many feet away from the Route 1/Route 111 intersection.

Mr. Kroner volunteered to draft a letter to the owners of Rite Aid describing the Board's concerns with the sight distances coming out of their site onto Route 111. He will forward the draft to Ms. Chase and the Board can review it at the next meeting for approval.

## **III. New Business**

### **1. Committee Updates**

**a. Long Range Planning**- The LRP Committee did not meet this month.

**b. CIP**- Mr. Wilson said that the first meeting of the CIP will be held in September. Ms. Pohl *may* be able to attend as the Planning Board's Representative.

**c. Rules and Regulations/Procedures** – Dr. Arena commented that the Committee has not met yet.

**d. ARC** – The ARC did not meet this month; there were no applications that needed the Committee's review.

## **IV. Other Business**

### **1. <sup>1</sup>Items laid on the table**

**a. Master Plan update** – Review proposed Agriculture Chapter to the Master Plan.

Ms. Cindy Jenkins, Chair of the Agricultural Commission, was present to answer any questions the Board may have on the draft Agricultural Chapter for the Master Plan.

Ms. Jenkins explained that many towns have adopted Agricultural Commissions, and the Commissions are typically recommending Agricultural Chapters to be added to the Master Plan. She said that the Rockingham Planning Commission was going to write a prototype Agriculture Chapter for the Master Plan, but that didn't happen, so the North Hampton Commission took over and have been working on the proposed Chapter for a period of time. They did submit a copy to the RPC for review. Ms. Jenkins said that there may be redundancies within the Chapter that the Board may want to remove.

Mr. Kroner said that he is in favor of adding an Agricultural Chapter to the Master Plan, but the recommendations agreed upon have to be in the vein of land use planning, so the recommendations result in some sort of action that promote the goals of the Chapter. He said the Master Plan is used to prompt action by Boards to develop regulations and/or zoning ordinances that promote the goals of the chapter. Mr. Kroner said that the Long Range Planning Committee can use the draft proposal as a base and add to, or make changes to it. He said that other ordinances need to be reviewed, because there may be some existing ordinances that discourage agriculture, or the Board can think about adding to the subdivision regulation; requirements that would encourage agriculture.

Dr. Arena commented that agriculture is allowed all over by State law.

Mr. Derby asked if there are any current regulations that encourages or discourages agriculture. He suggested the members of the commission do an analysis and come back to the Board with the results.

Mr. Kroner suggested scheduling a July LRP meeting to review the document and work with the Commission to come up with a draft to bring back to the Planning Board for their review and comments.

Ms. Pohl said that the Agricultural Commission should identify regulations that would have an adverse impact on the goals within the proposed Chapter.

Mr. Wilson referred to the conservation subdivision ordinance that requires the developer to keep a minimum of the buildable area of the parent lot as conservation open space, used only for low impact recreation, conservation or agricultural purposes. He said that the Board may want to amend it in a way that would emphasize that agriculture is encouraged.

Ms. Pohl asked for clarification on number 9 under Goal #3, *support local sovereignty with regard to food and food safety*.

Ms. Jenkins explained that it is a provision that helps retain a person's rights to make their own food choices. She said there are a lot of State and Federal regulations on foods that are more designed for big farming industries.

The Board informed Ms. Jenkins that the State and Federal regulations supersede town regulations.

Ms. Rowden said that she will help point the Commission in the right direction as to which ordinances and regulations they should be looking at. Ms. Jenkins said that would be very helpful.

**b. Junk Yard update** – Mr. Wilson said that Mr. Kelley has been doing a great job on code enforcement violations. He is actively pursuing the "stuff for sale" property and investigating the Wood property. He said that Mr. Kelley has received permission to hire an Attorney from Donahue, Tucker and Ciandella as the Town's Counsel to the code enforcement violations.

## **2. Minutes**

Disclaimer – these minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91A:2,II. They will not be finalized until approved by majority vote of the Planning Board.

**a. May 21, 2013** – Dr. Arena moved and Ms. Monaghan seconded the motion to accept the May 21, 2013 Meeting Minutes as written.

The vote passed in favor of the motion (4 yes, 0 opposed and 2 abstentions). Mr. Wilson and Mr. Kroner abstained.

**b. June 4, 2013** – Mr. Kroner moved and Mr. Wilson seconded the motion to accept the June 4, 2013 Meeting Minutes as written.

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

**3. Misc. Correspondence** – NH DOT traffic study reports for the Board's information. – Ms. Rowden asked the Board to look at page 4 of the study regarding the Growth Management Chapter for the Master Plan.

Discussion ensued about the issue of vehicular speeding in various parts of town. It was questioned why the Police Department does not write more speeding tickets than they do.

Mr. Kroner commented that the judge won't look at a violation of 10 mph or under, so going to court can end up costing the town a lot of money and being a waste of time.

Mr. Wilson said that he will bring the topic up at the next Select Board meeting and ask how much time is allocated to officers to "stop" people, and what the criteria is to give a speeding ticket.

**Ms. Monaghan moved and Dr. Arena seconded the motion to adjourn at 8:15 p.m.**

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

Respectfully submitted,

Wendy V. Chase  
Recording Secretary

Approved July 16, 2013