



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, September 17, 2013 at 6:30pm
Town Hall, 233 Atlantic Avenue

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

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13 **Members present:** Shep Kroner, Chair; Joseph Arena, Mike Hornsby, Dan Derby and Phil Wilson, Select
14 Board Representative.

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16 **Members absent:** Laurel Pohl and Tim Harned.

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18 **Alternates present:** None

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

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22 Mr. Kroner convened the meeting at 6:30pm, and noted for the record that there was a quorum of the
23 Board.

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25 Mr. Kroner introduced Members of the Board and Staff who were present, as identified above.

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27 I. Old Business

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29 1. Continued discussion on cost of community services –

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31 The Board continued discussion from the last Work Session on economic development and ways to
32 increase the tax base by enticing revenue positive businesses to come into town. They discussed
33 contracting with the Rockingham Planning Commission (RPC) to complete an analysis on commercial
34 development that would help the town determine what type of businesses to attract and how to go
35 about it. The Board decided that they would need to develop a scope of work so that the RPC would be
36 able to come up with an estimated amount to complete the analysis. The Planning Board has \$2,500. in
37 their budget under "Special Studies". Ms. Rowden will come back to the Board with an estimate of what
38 the analysis will cost and the Board can then decide whether or not to authorize expending the funds
39 from "Special Studies" for the analysis. The first step analysis that will categorize both in numerical form
40 and shown on a map are:

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1. Developable land

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2. Re-developable land

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3. Re-zonable land

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4. Land that has conflicts/issues

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46 Mr. Wilson said that they will discuss at the next Economic Development meeting the other level of
47 information needed which is research into what kind of businesses are “revenue positive” in New
48 Hampshire and opportunities for attracting businesses.
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50 **II. New Business**

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52 **1. Budget – Special Studies line item – discussion on allocation of funds –**

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54 The Budget line item “Special Studies” was discussed under Old Business.
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56 **2. Committee Updates**

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58 a. Long Range Planning- Mr. Kroner reported that the Future Land Use Chapter is being
59 drafted.

60 b. CIP– The first CIP meeting is scheduled for Friday, September 20, 2013 at 8:15 a.m. in
61 the Town Office conference room.

62 c. Rules and Regulations/Procedures – There was nothing to report.

63 Discussion ensued on the topic of Little Boar’s Head and the Town of North Hampton concurrent
64 jurisdiction issues and whether or not the Board wants to undertake the task this year of “carving out”
65 Little Boar’s Head Village District from the Zoning Ordinance of the Town of North Hampton. Mr. Wilson
66 said that in his view, the financial exposure to the Town of North Hampton, given the current legal
67 structure, puts the Town of North Hampton in significant legal and financial jeopardy. He referred to
68 Workforce Housing and Telecommunication Facilities. He said that the Workforce Housing law states
69 that every municipality that has zoning authority must offer a reasonable and realistic opportunity for
70 Workforce Housing in 50% plus of its land area; LBH would be considered its own municipality and it has
71 no provisions for Workforce Housing or for Telecommunication Facilities, so if they are challenged in
72 court from an Applicant they will come to the Town of North Hampton to defend them and the Town
73 has no defense.
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75 Dr. Arena said that the Town of North Hampton is an incorporated municipality carved out of the Town
76 of North Hampton and in his opinion what the State of New Hampshire did in 1905 -06 was absolutely
77 wrong; the Legislature carved out a section of North Hampton (LBH) creating an independent
78 municipality, but It’s really a part of the Town. He said that he would like support from the Selectmen to
79 help him fight this.
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81 Mr. Wilson suggested that Dr. Arena contact Mr. Apple and ask him to give him time on the Select Board
82 Agenda to present his case to the Board.
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84 Mr. Wilson said that the Select Board is waiting for a response from the Little Boar’s Head
85 Commissioners, so the Planning Board may want to wait to see what they have decided. He commented
86 that the initial proposal from the Select Board would allow LBH to maintain their distinctiveness but
87 would incorporate them into the zoning authorities of the Town of North Hampton; they rejected that
88 because the

89 people of Little Boar's Head believe that to preserve their distinctive identity is dependent on their
90 ability to retain Zoning and Planning authority.

91

92 Mr. Kroner said that it would be a good idea to be prepared in case something needs to be done.

93

94 d. ARC – The ARC had no reason to meet; there was nothing to report.

95 e. Economic Development Committee – update was addressed earlier.

96 f. Large Assembly Ordinance Committee – Nancy Monaghan is the Planning Board's
97 representative; the first meeting will be held on Friday, September 27, 2013 at 8:15 a.m.

98 **II. Other Business**

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100 **1. Review/discussion on Board members recommended changes to the proposed Demolition Delay** 101 **Zoning Ordinance -**

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103 Mr. Wilson and Mr. Kroner made changes to the original proposed ordinance and copies were
104 distributed to the members for their review.

105

106 Mr. Derby said that the fundamental intention needs to be up front, and suggested adding a preamble
107 that clearly describes the intent and process. Mr. Derby volunteered to draft the preamble.

108

109 The Board discussed whether or not the Demolition Delay Ordinance should be a "Zoning Ordinance" or
110 a "Town Ordinance". Ms. Rowden said that this type of an Ordinance is typically a "Town Ordinance".

111

112 Mr. Wilson said that the purpose of the proposed ordinance is to give the Town the opportunity to
113 preserve the rural character and heritage, in particular its historic artifacts that are embodied in its
114 buildings; it is not meant to eliminate the right of the property owner to demolish a building that is
115 found to be unsuitable for its present use.

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117 **2. ¹Items laid on the table -**

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119 a. Master Plan update – Update was previously addressed.

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121 b. Junk Yard update – Mr. Kroner said that he has noticed a lot of activity in the vicinity of Cedar
122 Road; a lot of vehicles have been removed from a residence. Mr. Wilson said that Mr. Kelley is being
123 diligent and making progress on code enforcement matters.

124

125 **3. Minutes –**

126

127 a. August 20, 2013 and September 3, 2013 – Mr. Wilson moved and Mr. Hornsby seconded the
128 motion to table approval of the August 20, 2013 and September 3, 2013 minutes to the October 1, 2013
129 meeting.

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

131

132 Ms. Rowden reminded the members of the board of the upcoming "Community Conversations"
133 regarding the Regional Master Plan. The September 25th session will be held at the Portsmouth Public
134 Library, 6:00 to 8:00pm. Ms. Rowden asked interested members to let her, and she would be glad to
135 register them.

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137 The meeting was adjourned at 8:30 p.m. without objection.

138

139 Respectfully submitted,

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141 Wendy V. Chase

142 Recording Secretary

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144 Approved October 15, 2013

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