



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, July 21, 2015 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: Tim Harned, Vice Chair; Dan Derby, Phil Wilson, Nancy Monaghan, and Josh Jeffrey.

Members absent: Shep Kroner and Jim Maggiore

Alternates present: None

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

I. Old Business

1. Chief Michael Tully – discussion suggestions to add/amend regulations to include required minimum driveway widths to accommodate emergency apparatus.

Ms. Chase explained that Fire Chief Tully is still gathering information and will attend a future Work Session when he has enough information to give to the Board.

Ms. Rowden said that she researched other towns regarding driveway width guidelines to accommodate fire apparatus and found nothing specific. She contacted Planlink and Steve Keach, the town's engineer responded and said that the town's "authority having jurisdiction" can state whether something meets certain requirements for emergency equipment and Chief Tully probably has that authority. Ms. Rowden suggested adding a provision in the driveway provisions that clarifies that, but doesn't see the need to amend anything.

Mr. Wilson said that he spoke to Chief Tully recently. The Chief is not only concerned with the size of the existing equipment; he is concerned with future fire apparatus the town may purchase because equipment is getting larger rather than smaller.

II. New Business

1. Committee Updates from prior or current committee members if any:

- a. Long Range Planning (LRP) – discussion on proposed questions for the 2016 community survey relating to the future land use chapter of the Master Plan including development of a future "Village Center" and "Commercial District". – Mr. Derby asked that if members had particular questions they would like added on the 2016 community survey to send them to Ms. Chase and she will forward them to the LRP Committee.

b. Capital Improvement Plan (CIP) Ms. Monaghan said that the Committee has begun meeting. The Committee had the plan completed by September last year and may be later this year because the School is not able to provide their information until September. They are almost done with the Fire Department.

c. Rules and Regulations/Procedures – No update

d. Application Review Committee (ARC) – There have been no ARC meetings.

e. Economic Development Committee – No update, the next meeting is scheduled for August 5, 2015 at 8:15am in the Town Office Conference Room.

f. Select Board – Mr. Maggiore was not in attendance.

III. Other Business

1. ¹ Items laid on the table

a. Proposed Zoning Ordinance amendments/additions and/or Regulation amendments/additions Discussion.

i. Special Exception – Riding Stable and Greenhouse –

Mr. Harned said that after hearing the comments made at the last Planning Board meeting and attending the Agricultural Commission meeting he was leaning towards withdrawing riding stables and greenhouses from Special Exceptions. There is a provision under the Agriculture Ordinance for Conditional Use Permits primarily used for lots under 4 acres and said his thought process was to change from Special Exception to Conditional Use Permitting, but questioned whether it is reasonable to make applicants go through that CUP process for a small greenhouse or two-horse riding stable. He met with Cindy Jenkins and Dieter Ebert, members of the Agriculture Commission, and they came up with setting a size limit on greenhouses and riding stables on acres less than 4 acres, and if the applicant could not meet the size requirement they would have the option to apply for a Conditional Use Permit. On lots of 4 acres or more would be allowed up to a certain size and the larger the parcel the larger the size of the structure, but would have to have larger setbacks and the applicant wanted anything beyond that they had the avenue of applying for a Conditional Use Permit with the Planning Board.

Discussion ensued on the size of the structure that would be allowed without a Conditional Use Permit. The Board agreed that on lots less than 4 acres the maximum size of a barn would be 24,000 square feet. The Board discussed a maximum size on lots over 4 acres and suggested different options such as using a “sliding scale” rule the size of the building based on the size of the lot. They discussed the difference between commercial activity and residential activity and separating criteria based on that. Ms. Monaghan voiced concern over what prevents someone from building an agricultural building and then using it for something else. Ms. Rowden said that the Board can add certain criteria on large barns that would have to be met before approval. Mr. Harned said that the members of the Agricultural Commission believe that everyone in town that has a barn and did not receive a Special Exception has a non-conforming use. Ms. Rowden suggested that it that is the case then just remove “riding stables” and “greenhouses” from Special Exceptions and put a limit on the size of the structure and require a Conditional Use Permit if they go over that size so the Board can determine if it is detrimental to the health, safety and welfare of the public.

Mr. Harned will put some information regarding structure sizes together for the Board to review at the next Work Session.

ii. Amendment to Zoning Ordinance – Section I, Purpose to include language that the Town and Little Boar’s Head do not have concurrent jurisdiction –

The Little Boars Head Village District has their own Planning and Zoning authority. It was brought to the Board’s attention that an amendment to the Zoning Ordinance should be made for clarification purposes.

Proposed amendment to Article I – Purpose – to add to the end of the paragraph “The ordinance shall not apply to the Little Boar’s Head Village District which has its own planning and zoning authority pursuant to (insert correct RSA).

Mr. Wilson moved and Ms. Monaghan seconded the motion to take the proposed amendment to the first Public Hearing on September 15, 2015.

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

iii. Stormwater Regulations – Jennifer Rowden –

Ms. Rowden asked members to volunteer to work on the stormwater regulations ordinance. She said that it is not a huge commitment; there are approximately 3 meetings outside the regularly scheduled Planning Board meetings. She explained that 90% of water pollution comes from stormwater runoff and the regulatory driver is the stormwater permit to help reduce the amount of pollution into Great Bay. The grant the town received from the Piscataqua Region Estuary Partnership will be used towards the work on the ordinance and the MS4 Stormwater permit. This has to be accomplished within the year. Mr. Wilson and Mr. Derby volunteered, and Ms. Rowden will ask Mr. Maggiore to also volunteer to serve on the ad hoc committee.

b. Minutes - June 16, 2015 –

Mr. Wilson moved and Ms. Monaghan seconded the motion to accept the June 16, 2015 Work Session Minutes as written.

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

Mr. Jeffrey did a lot of research on assisted living facilities in other communities. The Board briefly reviewed the documents. He produced a lot of interesting material. Mr. Derby suggested that he put it in some kind of order that would address key points. The Board will review the material and they will discuss it at the next Work Session.

The meeting adjourned at 7:55pm without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary

Approved August 18, 2015