



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, August 18, 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: Shep Kroner, Chair; Tim Harned, Vice Chair; Dan Derby, Phil Wilson, Nancy Monaghan, Josh Jeffrey and Jim Maggiore, Select Board Representative.

Members absent: None

Alternates present: None

Others present: Wendy Chase, Recording Secretary

I. Old Business

1. None

II. New Business

1. Review and Sign RPC Circuit Rider 2015-2016 contract – Chair Kroner signed the 2015 – 2016 Rockingham Planning Commission Circuit Ride Contract. The Select Board will sign it also at their August 24, 2015 meeting.

2. Committee Updates

- a. Long Range Planning (LRP) – Mr. Derby said that the Committee met and decided to focus on Route 1 for the community survey instead of the civic center. They plan to meet again and they welcome any input from the Board. Mr. Kroner said that the group decided that a lot of the survey questions, if asked again will produce the same answers as the previous surveys. They want to focus on best planning issues on Route 1 and tax positive projects, but are open to other views. He said they have a host of other town's survey questions and they appear to be standard type questions. He mentioned that the Town of Rye has small signs all over town reminding residents to fill out their town survey and submit it. He said it may behoove the Board to do that as well. Mr. Wilson suggested adding the questions, "Does the Town need a new Library, and if so, should it be located on the "homestead" property?"
- b. Capital Improvement Plan (CIP) – Ms. Monaghan reported that the CIP will meet on Friday for the last of the Departments. They will be meeting with the Fifth Municipal Facility Committee on September 10, 2015. They will also be meeting with the School on September 4, 2015.

- 46 c. Rules and Regulations/Procedures – No update.
47 d. Application Review Committee (ARC) – No update.
48 e. Economic Development Committee – Mr. Wilson reported that he attempted to go to
49 meeting scheduled on August 5th, but discovered it was mistakenly posted on the town
50 calendar.
51 f. Select Board – Mr. Maggiore reported that the Select Board has been having
52 conversations on cell towers in town. They have been meeting with Little Boar's Head
53 regarding improvements to the berm at Bass Beach without spending a lot of money. The
54 Select Board is at the start of the budgeting process.
55 g. Report of the Building Inspector – approved signs 1/1/2015 – 7/31/2015 - The Board
56 commented on sign permits that were approved that should have required a waiver from
57 the Planning Board. Mr. Kroner suggested having the Board go through the sign ordinance
58 and flag the sections that may need to be clarified to the Building Inspector, as to how the
59 Board interprets that certain section. Mr. Kroner said that Mr. Kelley reached out to him
60 and asked for guidance on how to best handle a business on Route 1 that is displaying
61 sheds for sale. He stopped by the business and informed them that he was going to
62 inquire whether or not it was allowed according to the site plan on file. It was mentioned
63 that Home Depot is allowed to display sheds for sale because it is part of their approved
64 site plan. Mr. Maggiore referred to Zoning Ordinance section 505.5 – Temporary
65 Structures – a temporary structure is allowed with a permit, issued by the Building
66 Inspector, and can be renewed by the Building Inspector up to four (4) years. After the
67 fourth year the applicant would be required to obtain Planning Board approval. After
68 reviewing Article V, Section 505 the Board agreed that the sections within the ordinance
69 contradict one another, and the general consensus of the Board is to “clean it up”.
70

71 **Mr. Wilson moved and Mr. Maggiore seconded the motion to advise the Building**
72 **Inspector to grant the temporary structure permit to Seacoast Power Equipment.**
73

74 Mr. Harned said that he would like to drive by the site and see the layout before making any
75 decision. He said he will abstain to the motion made. Mr. Kroner suggested tabling the
76 discussion for a couple of weeks so the Board has time to drive by and view the site.
77 Mr. Wilson and Mr. Maggiore agreed.
78

79 **Mr. Maggoire withdrew his second and Mr. Wilson withdrew his motion.**
80

81 The Board members will table the discussion to their September 15th Work Session.
82

83 **III. Other Business**

84 **1. ¹ Items laid on the table**

85 **a. Proposed Zoning Ordinance amendments/additions and/or Regulation**
86 **amendments/additions Discussion.**
87

88 Mr. Harned recapped the discussions on Greenhouses and Riding Stables from the last meeting:

- 89 • Pull riding stables and greenhouse out of the Special Exception process
- 90 • Require a conditional use permit for all non-residential buildings not in the I-B/R Zoning
- 91 District over 2,400 square-feet, and to modify it in the Agricultural Ordinance.

Mr. Harned said that a second part of the concept is to require approved conditional use permits to be recorded at the Registry of Deeds so that it follows the property in perpetuity. Mr. Kroner said that he is not sold on the conditional use process in the first place. He voiced concern about vetting that much power for six (6) board members. He would rather see a strict definition of accessory structure. He said a lot of the issues can be solved with proper definitions. He believes in the Variance process where people are sworn in under oath to give truthful testimony. Ms. Monaghan questioned the difference between a riding stable and a barn and voiced concern over up-ending the Special Exception process. Mr. Wilson said that he defines riding stables as a use of land; a commercial operation where people go to board horses, take riding lessons and groom horses. Mr. Harned questioned whether or not the Board wanted to go the route of Conditional Use Permit for non-residential structures and Mr. Kroner said he would agree with that because he wants to broaden the review of accessory structures. Mr. Harned will work on a square foot trigger number and bring it back to the Board at next month's Work Session

Sign Ordinance update – Ms. Monaghan said that the Sign Committee met and discussed the following:

- Clarify the definition of “billboard” so it is clear that it means a sign of any size cannot be displayed on property other than that where the business is conducted.
- Change the definition of sign to include any object displayed by a business that communicates information to the public is a sign.
- Clarify the definition of “flags” that the section allowing government flags only applies to official flags; not likenesses of such as American flag made into a “feather flag”.

The Committee is considering allowing two exceptions to the ban on internally lighted signs:

- Digital display of gasoline prices at the two gas stations in town. Mr. Maggiore explained that it will be limited to gas prices only. Gas prices change so frequently it is becoming a hazard in the winter months to go out and change the price by hand. The digital display would be LED not neon.
- Allow LED “Open” signs to replace the proliferation of illegal neon signs.
- Increase the maximum size of wall signs.

Mr. Wilson said that he is opposed to the neon/led “open” signs, but it is practical. He said it is useful to consumers. Mr. Kroner said that he finds the lighted “open” signs extremely helpful. Mr. Wilson said that the Board has granted a lot of waivers to the 12-foot wall sign provision and believes the square footage is too restrictive. Mr. Kroner said that the Board may be underestimating the amount of impulse buying there is along Route 1, especially in the summer months.

Ms. Monaghan said that the Sign Ad hoc Committee will meet with the Business Association in September and get some input from them regarding amendments to the sign ordinance.

Assisted Living development discussion – Mr. Jeffrey explained the two different concepts for assisted living – individual resident units and single facilities. He said single facilities can be better controlled and density wise makes better sense along Route 1. Mr. Kroner said that multi-unit development would be challenging under the current ordinances requiring an

additional one hundred (100) feet frontage and an additional acre of land per family unit after the initial 2 acre and 250-feet of frontage for the first family unit. He said it would be a good question on the town- wide survey whether the town wants more of a retirement community or try to attract the younger generation.

Minutes – July 21, 2015 – Mr. Derby made a change to line 120 to add his name as a volunteer to the stormwater regulations Ad hoc committee.

Mr. Wilson moved and Mr. Jeffrey seconded the motion to accept the minutes of July 21, 2015 as amended.

The vote was unanimous in favor of the motion (7-0).

The Board signed the Bauer Mylar and the Hampton Airfield Mylar. *Secretary's note: Ms. Chase recorded the Hampton Airfield Mylar on August 21st; the Bauer Mylar was rejected by the Registry on August 21st.*

Respectfully submitted,

Wendy V. Chase

Recording Secretary

Approved September 15, 2015