



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, December 15, 2015 at 6:30pm
Town Hall, 231 Atlantic Avenue**

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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 and Josh Jeffrey

Members absent: Jim Maggiore, Select Board Representative

Alternates present: None

Others present: Jennifer Rowden, RPC Circuit Rider, and Tami Gilmartin “acting as” Recording Secretary

The meeting was called to order at 6:30 pm.

Vice Chair Tim Harned, requested that the board sign the Knowles Mylar approved at the December 1, 2015 Planning Board Meeting.

The board began discussion of Article III section 302.30 and 301.31, the “Definition of “Non-Conforming Uses”.

There was general discussion of proposed changes to the definitions, specifically the definitions of Equestrian Stables, Commercial Equestrian Stables, and Accessory Structures. Discussion also included the requirement for a Conditional Use Permit for any Non-Residential or Accessory Structure with a footprint greater than 2400 square feet. Vice Chair Tim Harned highlighted changes he made to the definitions since the last meeting as outlined on attachment “B”. Jennifer Rowden mentioned the plan to exempt properties from the conditional use permit when they are subject to a site plan review.

Phil Wilson moved and Josh Jeffrey seconded the motion to move the discussion of Article III Section 302.30 and 302.31 to a Public Hearing on January 5, 2016. The vote was unanimous in favor of the motion 5-0.

45 At the request of Tim Harned, Vice Chair, Dieter Ebert, 12 Cedar Road, from the Agricultural Commission
46 offered his thoughts on the ongoing discussion referencing issues addressed in his email dated
47 December 10, 2015 to the board. Mr. Ebert generally described the positive aspects of Accessory
48 Structures, such as the positive tax income, little demand on services, and that they house property
49 keeping yards clean.

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51 Mr. Ebert discussed percentage based zoning, zoning based on setbacks, and the Agricultural
52 Commission's proposed changes to 406 Lot sizing, and that they capped Accessory Structures at 8000
53 square feet.

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55 After comments from Dieter Eibert, 12 Cedar Road, the board continued discussion on the proposed
56 amendment to Article III section 302.30 and 302.31. Phil Wilson added more comments on the size of
57 Accessory Structures, specifically that moving to 1500 square feet is an improvement, and that there is
58 an advantage to using setbacks verses lot coverage.

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60 Tim Harned discussed the advantages of the conditional use permit specifically that it requires the board
61 to review application criteria that may be less defined.

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63 Cindy Jenkins, 93 Exeter Road, addresses the board regarding the definition of a farm.

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65 The board continues with general discussion about Accessory Structures, lot size, and set back
66 requirements.

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68 Dieter Ebert, 12 Cedar Road, offers comments the history of the Agricultural Commission as it relates to
69 farms, specifically farm inventory, and again addresses the effects of setbacks on his property.

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71 Shep Kroner, Chair, said that he likes the idea of maintaining accessory structure setbacks that are equal
72 to but no greater than the primary setback on the lot.

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74 Phil Wilson expresses concern about moving forward with proposed amendments.

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76 ***Tim Harned asked for a motion to be made that the board take to a Public Hearing to remove***
77 ***Greenhouses and Riding Stables from Special Exceptions in R1 & R2, to add Commercial Equestrian***
78 ***Stables to Special Exceptions for R1 & R2, and that an Equestrian Stable will be defined as "a structure***
79 ***or structures and/or ground(s) whose principle use of purpose is for, but not limited to, the housing,***
80 ***shelter, feeding, care or exercise of equine animals." The Commercial Equestrian Stable will be***
81 ***defined as "any equestrian stable where the onsite animals are housed in one or more buildings for***
82 ***the purpose other than personal and/or onsite agricultural use of where more than four (4) animals***
83 ***total on the property are boarded for a fee or other considerations."***

84 ***Dan Derby moved and Phil Wilson seconded the motion to hold a Public Hearing at the next Planning***
85 ***Board Meeting on January 5, 2016, on the proposed amendment as outlined by Tim Harned.***

86 ***Phil Wilson noted for the record, the editorial revisions, made by Tim Harned.***

87 ***The vote was unanimous in favor of the motion 5-0.***

88 The board continued discussion on “Accessory Structures”. Tim Harned acknowledged that the
89 “consensus” of the board at this point, is that they are in favor of the tiered approach, and he began the
90 review of minor edits to Article V. Section 508.

91

92 ***Phil Wilson moved and Nancy Monaghan seconded the motion to take “this”, referring to Article V***
93 ***Section 508 – Agriculture, as amended with proposed changes to a Public Hearing on January 5, 2016.***
94 ***The vote was unanimous in favor of the motion 6-0.***

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97 **I. New Business**

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1. Committee Updates

- 100 a) Long Range Planning (LRP) – Town-wide survey questions – The board decided to go
101 forward with SurveyMonkey. It was decided that each board member would find a
102 “test” email recipient and forward that to Long Range Planning.
103 b) Capital Improvement Plan (CIP) – no report.
104 c) Rules and Regulations/Procedures – no report.
105 d) Application Review Committee (ARC)- Jenn Rowden announced that the ARC committee
106 will meet the third Wednesday of the month, at the Town Office, to review new
107 applications.
108 e) Economic Development Committee- no report.
109 f) Select Board – no report.
110 g) RPC Circuit Rider – Jennifer Rowden discussed the grant available to towns for “Climate
111 Change Adaptation Planning”. Towns can apply for a \$6000 grant, requiring no-match.
112 Jennifer Rowden suggested North Hampton might be interested in using this grant for
113 work on buffers. Jennifer Rowden offered to start the application for the grant. Shep
114 Kroner suggested that the Little Boar’s Head District, North Hampton, NH be notified.

115

116 ***Nancy Monaghan made a motion and Josh Jeffrey seconded the motion to move forward with***
117 ***application for this grant.***

118

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

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121 h) Sign permit report from the Building Inspector –no report.

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123

124 Jenn Rowden announced she would hold office hours at the Town Office on Thursday’s from 8:00 am to
125 12:00 pm, starting in January, 2016.

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127 The meeting was adjourned at the meeting at 8:47 pm without objection.

128

129 Respectfully submitted,

130

131

132 Tami Gilmartin

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