



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, July 19, 2016 at 6:30pm
Town Hall, 231 Atlantic Avenue

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

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12 **In attendance:** Nancy Monaghan, Vice Chair; Members Dan Derby, Phil Wilson (via phone connection),
13 Josh Jeffrey, Terry Belluche, and Jim Maggiore, Select Board Representative (via phone connection);
14 Jennifer Rowden, RPC Circuit Rider; Rick Milner, Recording Secretary.

15

16 Vice Chair Monaghan called the meeting to order at 6:36 pm.

17

18 **I. New Business**

19 **1. Committee Updates**

20 **a. Long Range Planning (LRP) – Town-wide survey questions**

21 Mr. Derby stated that the LRP plans to launch the Town-wide survey on September 19. There are two
22 options to distribute the survey –

- 23 i. paper or post card mailing
- 24 ii. email.

25 Paper approach would cost between \$500.00 and \$1,000.00. Email approach would be essentially free
26 and elicit faster responses. The LRP is requesting the recommendation of the full Board as to the
27 preferred method of distribution. Paper copies of the survey will be available for people who do not
28 have computer capabilities.

29

30 The Board came to a consensus without objection to use the email method of distribution for the town-
31 wide survey and provide paper copies for people without computer capabilities.

32

33 **b. Application Review Committee (ARC) –**

34 Mr. Jeffrey stated that the ARC met to preliminarily review plans for a seven unit expansion of the
35 Greystone Village site. Based on this review, the applicant has requested to postpone the first public
36 hearing until September 6 in order to address some concerns of the ARC.

37 **c. Rules and Regulations/Procedures – No report.**

38 **d. Sign Ordinance ad hoc Committee – No report.**

39 **e. Capital Improvement Plan (CIP) –**

40 Ms. Monaghan stated that the CIP Committee has begun its work and will be finished with this year's CIP
41 report in time to submit to the Budget Committee this fall.

42 **f. Economic Development Committee –**

43 Mr. Wilson stated that the Economic Development Committee discussed a goal of increasing the
44 percentage of tax revenue generated from the business community from the current 14% to a proposed

45 25%. Simply increasing the number of retail businesses may not achieve this goal. Other methods may
46 be necessary. One way to achieve this goal may be to create a distinctive North Hampton identity and
47 determine what type of different businesses fit with this brand/identity.

48 **g. Select Board** – No report.

49 **h. RPC Circuit Rider** – No report.

50

51 **II. Other Business**

52 **1. Town of North Hampton, NH** review of 2017 zoning ordinance amendment proposals.

53 Ms. Monaghan presented proposed revisions to the sign ordinance section of the zoning ordinance
54 based on the Board's discussion and suggestions at the previous work session. Proposed revisions
55 attached as Appendix A to these minutes.

56

57 Mr. Maggiore left the meeting at 7:20 pm.

58

59 The Board came to a consensus without objection that the language of the proposed revisions was
60 acceptable except for the revision to Section 506.3.o of the Zoning Ordinance. The current language for
61 Section 506.3.o regarding the size of no trespassing signs shall remain unchanged.

62

63 **Mr. Belluche moved that the Planning Board schedule a public hearing at the September 20, 2016**
64 **Planning Board meeting to consider the adoption of the Sign Ordinance language revisions for**
65 **inclusion on the 2017 Town Warrant. Second by Mr. Derby. The vote was unanimous in favor of the**
66 **motion (5-0).**

67

68 Mr. Maggiore returned to the meeting at 7:50 pm.

69

70 **2. Town of North Hampton, NH** review of 2017 zoning ordinance amendment proposals.

71 Mr. Derby presented proposed revisions to the definitions section of the zoning ordinance. The revisions
72 have been suggested by Zoning Board of Adjustment members, administrative staff, and Planning Board
73 subcommittees working on other zoning ordinance revisions. The proposed revisions subject matter and
74 direction by Board whether to proceed with drafting language for inclusion on a future town ballot are
75 as follows:

76 a. method to more accurately and fairly determine building height

77 **Board consensus without objection to proceed.**

78 b. accessory dwelling unit

79 **Board consensus without objection to proceed.**

80 c. rental facilities in the residential districts

81 **Board consensus without objection to take no action at this time due to activities at state**
82 **level addressing this issue.**

83 d. home occupation businesses

84 **Board consensus without objection to proceed.**

85 e. business uses within the residential districts

86 **Board consensus without objection to take no action at this time based on the Board's**
87 **consensus opinion that the matters are adequately addressed in the zoning ordinance and are**
88 **better addressed through code enforcement.**

89 f. definition of a lot

90 **Board consensus without objection to proceed.**

91

92 The Board came to a consensus without objection to authorize the purchase of A Planner's Dictionary
93 reference book for use in the Planning and Zoning office.

94

95 Mr. Belluche left the meeting at 8:15 pm.

96

97 **3. Town of North Hampton, NH** review of NHMA 2017-2018 Legislative Policy Process.

98 Mr. Maggiore explained that the New Hampshire Municipal Association (NHMA) advocates for
99 legislative policy positions at the state level which are beneficial to local municipalities. Policy
100 recommendations are made in the areas of governance, finance and budgeting, infrastructure, and land
101 use. Mr. Maggiore is the Town of North Hampton's delegate to the NHMA legislative policy conference.
102 The Select Board gives guidance to the delegate regarding the Town's position on each policy
103 recommendation. Mr. Maggiore stated that an opportunity is being provided to Town Boards and
104 residents to voice their opinion on the legislative policy recommendations prior to voting at the
105 conference.

106

107 Ms. Monaghan asked Mr. Maggiore if there were any specific issues which may be of particular interest
108 to the Planning Board.

109

110 Mr. Maggiore suggested that legislative policy regarding infrastructure associated with supporting
111 sustainable energy and reducing energy costs may be of interest to the Planning Board. There appears
112 to be an emphasis at the state level on moving away from wind-generated energy and moving towards
113 ways to assist construction of solar plants, solar arrays and other types of solar energy facilities.

114

115 The Board came to a consensus without objection to further study specific NHMA policy
116 recommendations and discuss at the next work session.

117

118 **4. Town of North Hampton, NH** review of 2017 zoning ordinance amendment proposals.

119 Ms. Monaghan presented proposed revisions to Section 405.3 of the Zoning Ordinance regarding
120 storage and processing of raw materials as a prohibited use in all zoning districts. Proposed revisions
121 attached as Appendix B to these minutes.

122

123 The Board came to a consensus without objection not to proceed with including the proposed revisions
124 to Section 405.3 of the Zoning Ordinance on the 2017 Town Warrant due to the fact that the intent of
125 the proposed revisions is adequately addressed by current language in the Zoning Ordinance.

126

127 **5. Minutes.**

128 Ms. Monaghan presented the minutes of the June 21, 2016 and July 5, 2016 Planning Board meetings.

129 **Mr. Derby moved that the Planning Board accept the minutes of the June 21, 2016 and July 5, 2016**
130 **Planning Board meetings as written. Second by Mr. Jeffrey. The vote was unanimous in favor of the**
131 **motion (5-0).**

132

133 The meeting was adjourned at 8:40 pm without objection.

134

135 Respectfully submitted,

136

137 Rick Milner

138 Recording Secretary

APPENDIX A

Existing section

506.3.c No internally lit Sign shall be permitted in any district. Illuminated Signs shall be lit by steady, white light through the use of full cutoff fixtures and top-down lighting.

Revised section:

506.3

c. Illuminated Signs shall be lit by steady, white light through the use of full cutoff fixtures and top-down lighting that complies with the International Dark Sky Association's dark sky standard.

d. No internally lit Sign shall be permitted in any district. Signs shall not be illuminated from within. Signs may be illuminated only by external light pursuant to Section 506.3.c above.

Existing section

506.3.f No Sign that does not comply with Section 515 – Outdoor Lighting (the Town's Dark Sky Standard) shall be permitted.

Revised section

506.3.f No Sign that does not comply with Section 515 Outdoor Lighting, which, among other things, requires compliance with the International Dark Sky Association's dark sky standard, shall be permitted.

Existing section

506.3.g No Sign with excessively bright colors shall be permitted. All Sign colors shall be muted and unobtrusive.

Revised section

506.3.g No excessively bright, distracting colors that could be safety hazards shall be permitted.

Existing section

506.3.o No trespassing Signs may be posted pursuant to RSA 635:4 and shall not exceed one square foot in size.

Revised section

506.3.o No trespassing Signs may be posted pursuant to RSA 635:4 and shall not exceed 140 square inches in size.

Existing section

506.5.b Window signage not to exceed 50% of total window space.

Revised section

Window signage not to exceed 50% of total window area in aggregate,

Existing section

506.16 Message Substitution. The owner of any sign that is allowed under this ordinance may substitute noncommercial copy in lieu of any other commercial or noncommercial copy.

Revised section

506.16 Message Substitution. A permitted sign may display any content not deemed obscene or a hazard to health and public safety.

405.3 Prohibited Uses for All Districts

Storage of raw materials for processing and the processing of raw materials for distribution or retail sale, including but not limited to stockpiling or storage of dirt, gravel, stone and/or crushed stone, and debris for sifting and screening in the production of loam, storage or processing of manure or other materials for production of fertilizer, stockpiling and processing materials for concrete or asphalt production.

Storage within truck bodies, trailer vans or cargo vehicles. No truck bodies, trailer vans, or similar cargo vehicles may be used for storage on any site in any district, except for the temporary purpose of construction or a bona fide emergency. In such cases a Conditional Use Permit from the Planning Board shall be required.