



**Meeting Minutes**  
**Work Session**  
**North Hampton Planning Board**  
**Tuesday, October 18, 2016 at 6:30pm**  
**Town Hall, 231 Atlantic Avenue**

7

8

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

11

12 **In attendance:** Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Dan Derby and Josh Jeffrey;  
13 Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

14

15 Vice Chair Monaghan called the meeting to order at 6:30 pm.

16

17 **I. New Business**

18 **1. Committee Updates**

19 **a. Long Range Planning (LRP)** – No report.

20 **b. Application Review Committee (ARC)** – No report.

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

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

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

24 Ms. Monaghan stated that the CIP Committee work has been completed. A signed report has been  
25 presented to the Select Board.

26 **f. Economic Development Committee** – No report.

27 **g. Select Board** – No report.

28 **h. RPC Circuit Rider** – Ms. Rowden notified the Board that the initial meeting to work on the hazard  
29 mitigation plan update occurred on October 13. The next meeting is scheduled for November 10.

30

31 **II. Other Business**

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

33 **a. Solar arrays** – Ms. Rowden presented the following suggested amendments to the zoning ordinance  
34 as a way to address concerns regarding visual impact and proliferation of large solar arrays in residential  
35 neighborhoods:

36 i. remove 'group net metering' solar arrays from the definition of essential services (currently  
37 allowed in all districts),

38 ii. define 'group net metering' based on the state definition, and

39 iii. add 'group net metering' to the list of permitted uses in all districts, but require a conditional  
40 use permit approval for solar arrays in the R1 and R2 districts.

41

42 Ms. Rowden also presented the option of not allowing 'group net metering' solar arrays in the R-1 and  
43 R-2 districts. 'Group net metering' is a process where power generated in excess of the power needed  
44 for the site is sold to the power grid entity.

45 Mr. Jeffrey suggested criteria for screening of solar arrays to reduce the visual impact of the structures  
46 for abutting properties.

47

48 Ms. Monaghan stated her concern for controlling the potential of commercial solar operations in  
49 residential areas.

50

51 Mr. Harned suggested that solar array structures not be allowed in wetlands areas and strong criteria be  
52 established for visual buffer zones.

53

54 The Board came to a consensus without objection that a draft zoning ordinance amendment document  
55 be created to include Ms. Rowden's recommendations regarding the essential services definition and  
56 strict conditional use permit approval criteria.

57

58 b. Vegetative Buffer – Ms. Rowden presented a revised draft of suggested amendments to the zoning  
59 ordinance for Section 409 Wetland Conservation Areas regarding vegetative buffer zones. The revisions  
60 were based on Board comments made at the last meeting.

61

62 Mr. Harned suggested revisions which would clarify:

63 i. that the 25 foot vegetative buffer zone begins at the leading edge of the water body or wetlands  
64 area

65 ii. exactly what is allowed in undeveloped lots and developed lots to better understand the  
66 difference between the two categories

67 iii. exactly what is permitted and prohibited in the various zones defined in Section 409 (Wetlands  
68 Conservation District, wetlands, tidal lands, 25 foot vegetative buffer, and remaining 75 feet of  
69 100 foot buffer zone setback).

70

71 **2. Town of North Hampton, NH** review of proposed Storm Water Management regulations.

72 Ms. Rowden continued her presentation from the October 4 meeting regarding proposed storm water  
73 management regulations. Ms. Rowden noted that the Board had suggested at a previous meeting to  
74 revise the draft document to state that the minimum threshold for the amount of disturbed area which  
75 would trigger the application of the stormwater management regulations for a particular construction  
76 project to be 10,000 square feet.

77

78 Ms. Rowden asked the Board if it approved of the section in the draft document allowing off-site  
79 mitigation for storm water treatment. The Board came to a consensus without objection to include the  
80 off-site mitigation language for the present time.

81

82 **3. Minutes.**

83 Ms. Monaghan presented the minutes of the October 4, 2016 Planning Board meeting.

84 **Mr. Derby moved that the Planning Board accept the minutes of the October 4, 2016 meeting as**  
85 **written. Second by Mr. Harned. The vote was 3-0-1 in favor of the motion with Mr. Jeffrey abstaining.**

86

87 The meeting was adjourned at 8:55 pm without objection.

88

89 Respectfully submitted,

90 Rick Milner

91 Recording Secretary