

Selectmen's Minutes  
21 December 1998  
7:00pm

The regularly scheduled Selectmen's meeting was called to order by the Chair, Allen Hines, at 7:00pm. Those present included George Lagassa & Jack Steiner (Selectmen), and Russell McAllister (Town Administrator).

The Selectmen reviewed the meeting minutes of December 7<sup>th</sup>. Mr. Steiner made the motion to accept the regular and non-public minutes as written. Mr. Lagassa seconded the motion. The vote was unanimous and so moved.

The selectmen reviewed correspondence and/or signed:

1. Intent to Cut - Jon Rineman / Paul Hobbs / Jane Robie
2. Abatements - \$7,018.36 (various)
3. Refunds - \$2,752.17 (various)
4. Abatement of Interest Request - Gail Peacock / Diane Janurin
5. Surplus Distribution List - signatures
6. Jones & Beach - Winter Rd Maint. / Final Acceptance (Boulders)
7. Resignation - Bob Dunkle Health Officer
8. RCA Funding Request
9. Coakley Minutes
10. Executive Council Newsletter / Ruth Griffin
11. DES - Standard Dredge & Fill / Allen Barker / David Peck
12. OSP - Plan NH

#### **Town Administrator's Report**

The TA presented a citizen request to pay a tax bill in February and to have the subsequent interest charges for the tax bill waived. The Board reviewed the request and supporting documentation. Mr. Lagassa felt that the circumstances and supporting documentation were sufficient to warrant approval. Mr. Lagassa made the motion to allow a February payment of the tax bill and waiver of the associated interest. Mr. Steiner seconded the motion. The vote was unanimous and so moved.

The TA briefed the Board on a request by Jones & Beach engineering to have the road in Ridgemont Estates and the Mill Place subdivision accepted for winter maintenance as well as final acceptance of the road in the Boulders subdivision. Mr. Steiner asked whether some cost sharing agreement between the Town and the Ridgemont homeowners association could be fashioned. Mr. Steiner explained that the Town had not officially accepted the road. Also, according to the Building Inspector, only one house in the subdivision would be occupied during the winter. Brief discussion ensued regarding winter maintenance of the road in the Mill Place subdivision. There were not any houses close to receiving a certificate of occupancy, and the cost to the Town for providing winter maintenance seemed more to confer a benefit to the developer and construction crews. Mr. Steiner asked Mr. Strout to work up the costs associated with winter maintenance of the road in Ridgemont Estates. Mr. Strout agreed to work through those costs and he commented that a final walk through was necessary prior to official acceptance of the road in the Boulders subdivision. That walk through was in the process of being scheduled. The Board agreed to table further discussion of the Jones and Beach request pending further review.

The Board reviewed Bob Dunkel's letter of resignation as Health Officer. It was noted that Mr. Dunkel was no longer a resident. Mr. Steiner reported that Mr. Dunkel was actively looking for a house in North Hampton. Until such time as Mr. Dunkel once again resided in North Hampton, the Conservation Commission would keep Mr. Dunkel on as a non-paid consultant to the Commission due to his long service on that Board.

Mr. Hines officially opened the Public Hearing on the Capacity Building Grant application the Town was submitting at 7:30pm. John Dowd explained that the grant was for the purposes of creating a regional development corporation known as the Seacoast Business Alliance Corporation (SBAC), which would work in conjunction with the Rockingham Economic Development Corporation (REDC) to promote the retention and attraction of small businesses. The major beneficiaries of the SBAC activities would be low to moderate-income individuals. The SBAC would provide capital and financing to small businesses that may not have the track record to garner the traditional bank loan. For example, a bank may be willing to provide 60% of the requested loan. In this case the SBAC, after reviewing the business plan, might loan the other 40% of the requested loan amount. In this way the SBAC would help retain and attract businesses.

The Town Administrator led a discussion concerning the Town's CDBG / Capacity Building Grant application explaining that the amount of the grant was \$275,000 during a three year period. The TA read aloud from the updated Housing and Community Development Plan to the Board and those in attendance. Comments were solicited from those present regarding the updated Housing and Community Development Plan. Mr. Hines made the motion to adopt the updated Housing and Community Development Plan. Mr. Steiner seconded the motion. The vote was unanimous and so moved.

The Town Administrator lead another discussion concerning the Residential Anti-Displacement & Relocation Assistance Plan, explaining that no one would be displaced as a result of the Capacity Building Grant. Mr. Steiner made the motion to adopt the Residential and Anti-Displacement Relocation Plan. Mr. Lagassa seconded the motion. The vote was unanimous and so moved. Mr. Lagassa made the motion to approve the submittal of the CDBG application and to give Russell McAllister (Town Administrator) CEO authorization to submit said application and upon approval of the CDBG application, authorize Mr. McAllister to execute any documents which may be necessary to effectuate the CDBG contract. Mr. Steiner seconded the motion. The vote was unanimous and so moved.

The TA was asked to comment on the relationship of the SBAC and potential creation of a tax increment finance district (TIF). The TA explained that RDC's and TIF districts were a few of the tools that could be used to help diversify a Town's tax base. It was noted that North Hampton's tax base is comprised of 80% residential, 16% commercial and 4% public utilities. A more diversified tax base would better weather diverse business cycles and one way to diversify was to have economic development tools. A citizen in attendance asked how the Board knew what kind of development was appropriate. It was explained that the Little River Watershed Project was one of the ways to discover what North Hampton citizens wanted to preserve and promote in terms of economic development, quality of life and type of environment that best characterized the place they call home.

There being no further questions the Chair, Allen Hines, closed the public hearing at 8:05 and resumed the regular Board of Selectmen's meeting.

#### **Selectmen's Issues**

Mr. Lagassa reported that the PUC had heard the case between North Hampton and the Hampton Water Works and approved the agreement crafted by the two parties.

Mr. Steiner reported that the HWW was projecting their water needs out till 2015. At that point the HWW projected that their system would be supporting 10,000 users. Their projections were based on current zoning ordinances in place within each of the communities serviced by them.

Mr. Steiner also mentioned a citizen complaint he had received about speeding on North Road. Iner had asked Mr. Maloney to look into the matter.

Selectmen's Minutes  
21 December 1998  
7:00pm

Brief discussion ensued about the placement of a communications tower in town. Mr. Steiner suggested that a technical analysis to determine the best locations for tower placement be conducted.

Brief discussion concerning the legal status of the Heritage Commissioners powers ensued. The question of legal status centered around the Commission's statutory authority to designate areas, or confer historic significance on buildings. The TA was directed to research the issue.

There being no further business to come before the Board the meeting adjourned at 8:40pm

Respectfully,

Russell McAllister  
Town Administrator