

HAMPTON PLANNING BOARD

MINUTES

April 20, 2022 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Keith Lessard
Alex Loiseau
Brendan McNamara
Mark Olson, Alternate
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Richard Sawyer, Selectmen Member
Sharon Mullen, Clerk

I.

CALL TO ORDER

Chairman Emerick commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance and having the Planning Board Members and Master Plan Steering Committee members introduce themselves. Along with the above Board members, Master Plan Steering Committee members present were: Brian Warburton, Budget Committee; Erica DeVries, ZBA; Jay Diener, Conservation Commission and member at large; Pat Bushway, HBAC; Frank DeLuca, School Board (SAU90). Also attending, Barbara Kravitz, citizen-at-large who called in to the meeting.

II.

ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Continued Discussion of Master Plan Outline
3. Continued Discussion of Revised Vision
4. Master Plan Display at Hampton Garden Club Plant and Bake Sale
(Saturday, May 14, 2022 - 9 AM to Noon)
5. Meeting Schedule
6. Next Steps

Mr. Emerick said the Board and Committee's assignment was to read through the Vision statement and provide comments. Comments can also be sent to Mr. Bachand directly.

Mr. Bachand asked about the Master Plan Outline. He noted in #2, the Committee was looking for a different word than 'Vibrant'. Social Connectivity, Engaged, and various terms like that were mentioned. Mr. Diener provided some comments.

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Mr. Emerick is getting used to ‘Vibrant’ now because it is stated so much. Mr. Diener said at the prior meeting some noted they did not understand what ‘Vibrant’ meant in this capacity. Ms. Carnaby looked at others (one of 5 themes). Ms. Carnaby asked about “Cohesive Community”. Mr. DeLuca likes “Vibrant” – it may be the word to stay with for now. It projects an image for Hampton. Ms. DeVries likes “Vibrant”. Maybe change other ‘vibrant’ words in other places in the document. She also likes “Cohesive”. Mr. Warburton thinks it encompasses many meanings. He likes it as part of the five themes. **All decided to go with “Vibrant”.**

Mr. McNamara said the last bullet of #2 – **he wants to see “reinvigorate” changed.** He can park for free and can go to restaurants. He noted downtown has already been revitalized. He noted Mr. Diener did a great job with his comments. **Mr. Bachand asked if saying “invigorate” and within the same sentence adding “further” before business activity would work. There was consensus.**

Ms. Bushway discussed the HBAC, and she asked if we should include the Hampton Beach Village District (under #3, third bullet). Everyone agreed.

Mr. Diener discussed including all of Hampton. The HBAC has a beach Master Plan.

Mr. Lessard asked about the State being a partner because of Economic Development. **We can add “State of New Hampshire” also. We have six State agencies that work here in Hampton.** He thinks adding two more sentences—elaborating on the agencies should occur.

Ms. Kravitz wants to see **tax-based revenue** added. How does that get worked in was asked. It should be addressed. **Mr. Bachand will work that in with Resilience.** Ms. Kravitz is hopeful that when we get a draft it will have Resilience’s viewpoints, i.e. to hear what our consultants think about everything and what recommendations they have. Ms. DeVries said that should be under “actions”.

Ms. Kravitz discussed **schools and education. There should be an insert somewhere.** It should be part of the overall concept. **Mr. Bachand will relay this to Resilience.**

Ms. Kravitz asked that all **pages be numbered and have a date on them.**

The revised Vision was discussed. Resilience needs to know where to go with this document. Mr. Diener did provide edits. Ms. Carnaby provided edits today as well.

Mr. Bachand discussed the “Vision Statement” first. The Vision Statement can and should stand on its own. The “Holistic Approach” text could be used as a plan introduction. The other sections (Current Conditions and Future Changes) could simply be integrated throughout the plan as appropriate. Mr. Bachand asked for the Committee’s thoughts on this approach.

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Mr. Emerick likes Ms. Carnaby's version. Mr. Warburton likes Ms. Carnaby's version. Ms. Carnaby said we wanted the new style of Master Plan that was a narrative. Ms. Carnaby said it leads into the outline nicely.

Mr. Loiseau likes Ms. Carnaby's version as well. He likes adding "voluntary". The current sentence makes him think that the Town is going to force people from their homes from areas prone to flooding. Add "Voluntary" to Ms. Carnaby's.

Ms. DeVries likes Ms. Carnaby's version also. By 2035, sounds like a deadline. It was asked if "through" and "include" would be better. How do we or can we get there.

Mr. Emerick discussed other Towns who do not have resources the way Hampton does. We have human capital. We have committed people in Town.

Mr. DeLuca said we can drop "In 2035". Mr. Bachand will discuss this with Resilience. Mr. Olson asked if it is too open-ended, will anything get done. Ms. Kravitz said how about saying "at least to 2035". We will give this to Resilience for their input.

Mr. Lessard asked about including benchmarks. Mr. Bachand said the implementation portion of the Plan will define this. People will be working on implementation to keep the plan alive. Mr. Diener agrees that is a better place for this.

Ms. DeVries does not want to use the present tense here. Mr. Diener said "will continue to be". Mr. McNamara said maybe the first sentences could be moved to the end of that paragraph.

Mr. Warburton said to say **the Town of Hampton will continue to be...** It's always being worked on. He likes that. No dates to be included. **Ms. Bushway said to use "enhances" or "expand its identity as"**. We want to show we have it now, but there are things we want to build on.

Ms. Carnaby said to move the bold "Vision Statement" title so the first paragraph (Holistic Approach) is all about what we are talking about. Transition so that paragraph becomes part of the Vision Statement.

Mr. Bachand does not see the first paragraph (Holistic Approach) as a Vision Statement.

Mr. Lessard said "By 2035 and beyond...". Mr. Diener asked why do we need a date. Mr. Diener asked where 2035 came in to play.

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Mr. Bachand said if the Planning Office works with Resilience, focuses on not using the present tense, and works tonight's comments into Ms. Carnaby's (Vision Statement) paragraph, he thinks we are in good shape. The Committee agreed.

Ms. Kravitz discussed "woven". Sounds like knitting. Others liked the word.

Mr. Bachand noted that on May 14th from 9:00 a.m. to Noon, the Hampton Garden Club has their plant and bake sale. We were invited to display at the event. Information on the Master Plan Update will be displayed at the Center School. Information from the Forum will be on the tables. The wish tags will be on there also for any final comments.

We also have a revised meeting schedule. It shows where we are at now. They will check in with the Steering Committee in July. Future Land Use Map (draft) will be provided for discussion. There is a Forum in September. This (Master Plan Outline and Vision) is not the last bite of the apple.

In July and September the Steering Committee shall meet again. If there is something substantive where we need to meet otherwise, Mr. Bachand will let the Committee know.

Ms. Kravitz said about 2023, what does the contract say was asked. Recognition that there is an extra month in here should be checked out. If it's not allowable in the contract, it should be adjusted. Mr. Bachand will double check that.

Ms. Carnaby discussed the program (Flood Smart Roundtable) from last night about planning for sea level rise and flooding issues as far as our roads are concerned. It was an RPC project. It was frightening seeing roads that may not be here over time. Dave Walker at the RPC did a great job. A re-broadcast will be on the SHEA website. Seacoast Transportation and Vulnerability Assessment website will have this video as well. Making changes to the roadways and environment was discussed. Mr. Bachand said it was very eye-opening. Ms. Bushway agreed. Look at the timelines; we've already missed the window on some of the addresses. SHEA is the Seabrook/Hampton Estuary Alliance and RPC is the Rockingham Planning Commission. It was noted that we should get this presentation on the Town website.

Mr. Lessard asked how one deals with this without instilling panic or actions that property owners can take into consideration. It needs to be an honest presentation and not doomsday.

Mr. Bachand said maybe Dave Walker can come and give the presentation to our Board. Maybe at the May or June meeting. Looking at our Zoning Ordinance again, we may benefit from seeing the video. Ms. DeVries noted maybe the ZBA should be a part of Mr. Walker's presentation.

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**III.
CONTINUED PUBLIC HEARINGS**

**IV.
NEW PUBLIC HEARINGS**

**V.
CONSIDERATION OF MINUTES of April 6, 2022**

MOVED by Mr. Lessard to accept and approve the April 6, 2022 Minutes.

SECOND by Mr. McNamara.

VOTE: 5 – 0 – 1 (Olson)

MOTION PASSED.

**VI.
CORRESPONDENCE**

**VII.
OTHER BUSINESS**

• Update on PREPA Grant Project involving Local Land Use Regulations

Mr. Bachand provided an update. He noted the Project Committee has been meeting together with the Planning Office. Ms. Carnaby is representing the Planning Board. The audit had uncovered inconsistencies in our Floodplain Management Ordinance, which was adopted in 2017. The State Building Code had subsequent changes. There are inconsistencies. Abigail Lyon (PREP) and Nathalie DiGeronimo (DES) discussed taking a more comprehensive look at the Floodplain Management Ordinance and incorporating the Coastal Flood Risk Part II Guidance.

The PREPA grant ends around June or July. With Ms. DiGeronimo's assistance, we have developed four Sea Level Rise Design Flood Elevation options and more will follow on those. There will be a presentation with SHEA in June to satisfy our outreach component. Mr. Bachand has been asked to present to the CAW (Coastal Adaptation Workgroup) in August also.

Mr. Bachand has been working on a Flood Smart Seacoast Technical Assistance application. It would allow us to continue this project without delay to vet the options, do additional public outreach, develop amendments, and accomplish what couldn't be accommodated under the smaller (PREPA) grant window. The technical assistance would run to the end of 2023, and an amendment could be ready for ballot for March of 2024. The Town Manager approached the Board of Selectmen and they were in support. Mr. Bachand asked for support from the Board. He is hopeful that we will be awarded the technical assistance and advance this project. The Planning Board supports this.

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Mr. Lessard asked about freeboard. It's one foot, but there was also the height change. If the maximum building height is 35 feet, and 3 feet of freeboard is provided, the maximum building height becomes 38 feet. One foot is the minimum. Do we need to go to three feet now was asked by Mr. Lessard. Raising the freeboard has to go through the community (Town vote).

- **Exactions for Off-Site Improvements involving New Developments**

Mr. Bachand noted that in 2019 the Board discussed this topic. When we had the Mary Batchelder/Timber Swamp development (Silvergrass), the Board did put a stipulation for exactions in place. Ms. Kravitz sent an email and gave some corresponding materials that were provided to the Board. Seabrook's exaction ordinance was brought up. Enabling legislation is attached also. Exactions have benefitted Seabrook. Exactions could be added to our Land Use Regulations. Seabrook has them in its Site Plan Regulations. Haverhill (NH) has them also. Is the Board interested in pursuing this was asked.

Mr. Loiseau saw Seabrook's exaction material. He thinks it could be reasonable for Hampton. Ms. Carnaby said it will serve us well to get however we want to be able to use exactions into our documents. Planning Boards in the RSA's are permitted to use them. The I-95 improvements could be help with exactions.

Mr. McNamara asked Ms. Kravitz about impact fees. Reducing impact fees was discussed. Ms. Kravitz said the exactions are toward the end of the RSAs that define impact fees. An exaction fee is a deal between a developer and the Planning Board.

Ms. Kravitz discussed attorneys for commercial developments along Route One in Seabrook – they are familiar with this. We need a plan for this. It needs to be well thought through. Bruce Mayberry helped Seabrook with their exaction ordinance.

Mr. Emerick said we should move forward on including this. We can state it so that there is no rabbit out of the hat. **We should add it to our Ordinances as well.**

Ms. Carnaby said with the I-95 project, it will be important. Both projects are only accessible by I-95. It will drain the Town's infrastructure.

Mr. Emerick discussed funding from the State for rentals. There is funding for rentals per Mr. Emerick. The funding pays towns 10,000 per unit for rentals. There is incentive to do it. There is a project next to the Old Salt that may occur.

Mr. Lessard asked about getting funding. SP14 (Seabrook Ordinance) at the top, how trade-offs for condos that were houses and redevelopment was discussed. Impact fees with refunds and exactions are other ways of doing off-site improvements.

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Are there state funds or grants that could allow Mr. Mayberry to help us with this was asked. We need it molded to fit our uniqueness. Ms. Kravitz stated to need for expert help. Bruce Mayberry is located in Maine.

Mr. Lessard asked about calculations. Ms. Kravitz feels it's not square footage; it's a matter of what impact will the development have on the street, and what are the costs. A sum was then arrived at. It was noted we could obtain from Seabrook the approval for some of the projects that did have impact fees. Look at their final approvals.

Mr. Bachand will start looking into this.

VIII.

ADJOURNMENT

MOVED by Mr. Lessard to adjourn.

SECOND by Ms. Carnaby.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:17 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING