

HAMPTON PLANNING BOARD

MINUTES

July 20, 2022 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Sharon Mullen, Clerk
Keith Lessard
Brendan McNamara
Alex Loiseau
Richard Sawyer, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

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, the Master Plan Steering Committee members present were: Brian Warburton, Budget Committee; Erica DeVries, ZBA; Pat Bushway, HBAC; 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. Future Land Use Discussion
3. Master Plan Visualizations Discussion
4. Project Schedule
5. Next Steps

Liz Kelly, Resilience Planning & Design, noted Resilience included a revised Vision Statement with this evening's materials that has the additions and revisions that the Committee recently requested. The outline is updated as well. Ms. Kelly said most comments were addressed. Mr. Bachand said if there are any other comments or edits, they should be sent directly to Ms. Kelly.

Ms. Kelly discussed the draft of Future Land Use. The summary has two draft maps that go with it. There are snapshots in the maps as well. The Future Land Use section is one of the two sections required by the State of New Hampshire. That, and the Vision. Both are very important. It provides the basis for implementation actions. It describes how Hampton wishes to grow and resources are to be protected. Public outreach is included in this document. Ms. Kelly wants to hear everyone's thoughts. She asked for questions or comments.

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Ms. DeVries said it is very comprehensive. On Page 2, downtown transition areas, below where the map ends “additionally...not pedestrian friendly.” It doesn’t have a solution in there for that. She asked if that should go in there. Ms. Kelly discussed comprehensive background. She said the actual Future Land Use section in the plan will have subsections that represent each of the future land use areas. Each section will have goals and actions. Those are not developed yet. Solutions will be added later. Ms. DeVries said Page 4, very top “future land use ...neighborhood...over time...” That is again, the same. She asked if the solutions will be addressed in another section. Ms. Kelly said that is correct. Ms. DeVries discussed housing development and utilizing conservation and subdivision standards. Salt marsh – protecting land – that is a big statement. Ms. DeVries said she looks forward to the next steps to see recommendations. Ms. Kelly concurred.

Ms. DeVries feels this document checks off most of the boxes.

Ms. Mullen discussed open space and the area West of I-95. Will infrastructure be included was asked. Some issues look challenging to address per Ms. Mullen. Ms. Kelly said this will be addressed in the next iteration. It was reiterated that it is a draft until it is adopted. There will be plenty of time to discuss actions being realistic, based on budget, support, etc.

Mr. Warburton likes the open space “perused as part of future space...”. More fields, more places for people to recreate is important. He likes the philosophy. Ms. Kelly mentioned that is why the Seacoast Greenway is noted.

Ms. Carnaby asked about the Beach section. There is no reference to the Beach Master Plan. The map coloration for the beach area is different from the one that DES has that was in the original Beach Master Plan. **Ms. Kelly can take a peek at it. Ms. Carnaby will send it to Ms. Kelly.** The DES map goes further inland.

Ms. Kravitz said the north end of the Beach is Plaice Cove. Ms. Kelly said they can move the boundary. Ms. Carnaby will send Ms. Kelly the map. Ms. Kelly said future land use maps are not a zoning map; they do not go by lot lines. Ms. Kelly wanted a significant portion along the coastline as well as Ocean Boulevard. Ms. Kelly can mirror it as it is shown on the DES map.

Ms. Bushway said on Page 4, the middle of the top of the paragraph – “vibrant community”. Older adults to youth then funnels down to facilities. It should include senior citizens. It should say “Hampton’s Residents”.

Mr. Lessard said it’s all great stuff. He discussed sea level rising and the traffic at the end of High Street and Route One. Traffic at Winnacunnet Road was discussed. Route One is not getting wider going through the center. The west side being developed- does it mean north or south on the West side was asked. No community services noted. Then we have the pastoral West side that we want affordable housing in. Where are the priorities to set was asked by Mr.

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Lessard. We need to have achievable goals; though it is nice to have dreams. CHAT addresses flooding on the back streets; Taylor River and how it flooded on Mother's Day was discussed. We all want affordable housing. Who carries the financial burden was asked by Mr. Lessard.

Ms. Kelly said we don't have direction or action in this (document). It's setting a scene but it not saying how we get there. There will be implementation strategies. Resilience will work with us on this. Ms. Kelly has an outreach strategy.

Ms. Kelly said it's a collaboration of Town Staff and the Committee and the public, etc.

Ms. Carnaby asked how inclusive is what's on the map part, i.e. when she goes to the Vision statement, will there be a multi-model transportation network, that she did not see in map part.

Ms. Kelly said alternative transportation is mentioned in terms of diving into strategies into multi-model options. Alternative transportation to the beach is what she/they focused on.

Ms. Carnaby discussed multi-model transportation network connecting points in the Town. Connecting us to major cities should be part of this as well.

Transportation will be a big component in the connected section.

Ms. Carnaby asked about guidelines for percentages of areas that are desirable in a community like ours. A certain percent of conservation land in different areas in Town was discussed. Ms. Kelly said there are physical geographical areas to take into consideration. Ms. Kelly said a study may have to take place.

Mr. Lessard said research should show uplands. Estuary, sand – we have a huge amount of protected lands, but not usable.

Mr. Emerick said we can't make wetlands drylands. Mr. Lessard said to strive to save more uplands.

Ms. Kravitz said it is easy to read and nicely worded. The timeframe was discussed. There is a purview of time to get things done. How long is it going to last was asked. It's not just 20 years. Any changes – what will the impact be going forward.

Ms. Kravitz asked about the downtown/transition area. How far south are we thinking was asked. It was noted the transition area south from downtown. There are wetlands and limited open space. We need to know how far south we are going. Ms. Kelly will check that out.

Ms. Kravitz wants to know what Resilience thinks. Ms. Kelly said that is in the next steps.

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Actions will be Resilience’s recommendations. Formed by public outreach as well. Ms. Kravitz thinks the Vision should not be completed until the body (the full draft plan) is complete.

Ms. Kravitz wants conservation addressed – it is a huge part. It should be on the map.

Ms. Kravitz discussed population. We are (Hampton is) 40 percent over senior citizen age.

Ms. Kravitz discussed the property next to the Old Salt. She discussed Liberty Lane. Route 1A construction is slated for implementation within the next four years. The Hampton Harbor bridge – that could begin in 2024. Ms. Kravitz discussed the tax basis. Where does revenue to the Town come from was asked. Ms. Kravitz discussed a timeframe and priorities.

Attendees of the forums was asked about by Ms. Kravitz. Ms. Kravitz asked what the other professionals on the team are doing. Ms. Kelly said the sub-consultants weighed in heavily and gave input on certain topics. They will also give their thoughts on implementation. Placework provided conceptual renderings that will be shown later.

Ms. Kelly showed slides to the Steering Committee. Visualization slides. She will send everyone the slides. Ms. Kelly will talk to Mr. Bachand to figure out how to talk about the schedule. Ms. Kelly discussed instead of having a community forum in the Fall, The proposed alternative is a printed version and on-line tool that shows people the draft actions we put together. It will go out to the community for their thoughts. Mr. Emerick thinks that is a done deal. Everyone is good with it. Ms. Mullen asked about topics. She can like all of the topics, but we want to encourage people to choose their top five. Feasible actions were discussed versus non-feasible.

October 19th will be the next Steering Committee meeting.

Public Comment Session: Preliminary Draft Zoning Amendments - Aquifer Protection District Ordinance (with Jennifer Rowden, Rockingham Planning Commission)

Jennifer Rowden, RPC, appeared. An overview of the proposal was discussed. This meeting was scheduled for the public to attend and ask questions. We received technical assistance funding. Protecting our drinking water resources was discussed. This is just a draft. This would eventually need to go to a public hearing and voters would vote on this next March.

Changing the word “Aquifer” to “Groundwater” was discussed. Hampton is 100 percent reliant on groundwater. Additional definitions were added, and some were clarified.

Expanding the district was discussed.

It was noted the Hampton Airfield had a hydrogeologic study done.

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The slide show is available at the Planning Office and online (the meeting is televised on Channel 22).

PUBLIC

Terri Warren, 9 Ann's Terrace, appeared. She studies aquifer protection and zoning laws. As a resident (lifelong) she lives in her parents' home (which they purchased in 1956). She noted the improvements are positive. There was not overdevelopment back when her parents lived there. Growth has negatively impacted them. More flooding occurs and areas have more issues. These improvements to Zoning she feels are positive. The Conservation Commission is welcomed for residents. She would love to put an addition on her home. This zoning change is against herself, but she is fine with not doing that work if it could make her basement flood.

With regard to the Conditional Use Permit (CUP) – does it apply to residential was asked, i.e. that the CUP goes to Superior Court instead of the Zoning Board. She noted Ms. Rowden said 'residential' – if multi-family it goes through the Planning Board and for a CUP. For single family or duplex or single-family with ADU, that does not go for a CUP (as it relates to the Aquifer Protection District). Multi-family is not allowed in the RA zone.

Ms. Warren discussed impervious surface. She asked about gravel and crushed stone. Ms. Rowden said graveled areas, if driven upon, become so compact that they are effectively impervious.

Ms. Warren discussed 2 or more homes – no road. We have lack of stormwater drains. She's not happy about 2 or more houses.

Section 2.5.4 - Ms. Warren discussed going from 60 to 40 percent. That is only for commercial lots was asked, and that was confirmed as correct.

Mr. Bachand discussed Carl McMorran's letter (Aquarion). He read it into the record and this letter is available at the Planning Office.

The Conservation Commission will provide comments as well after they meet next week.

NOTE: The Planning Board jumped to "Other Business" next to discuss Exactions for Off-Site Improvements involving New Developments.

III. NEW PUBLIC HEARINGS

IV. CONTINUED PUBLIC HEARINGS

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IV. CONSIDERATION OF MINUTES of July 6, 2022.

MOTION to approve and accept by Mr. Loiseau.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

- **Reminder: Hampton Age Friendly Community Survey**
(available at: <https://publicinput.com/AgeFriendlyHampton>)

Mr. Bachand reminded everyone about the Age Friendly Community Survey. This addresses some needs of older adults. Residents of all ages are encouraged to complete the survey. There are paper copies at Town Hall, and at the Library. It is on Facebook also, In the Know, Hampton Community Forum.

VII. OTHER BUSINESS

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

Mr. Bachand discussed the proposed language. The RPC reviewed this language as well, and offered feedback. Subdivision and Site Plan Review Regulations were discussed. This information is available at the Planning Office.

Mr. Emerick said to keep going and we can have public hearings on this. We may be able to do this in August or September. Will it need a have legal review per Mr. Lessard. **Mr. Bachand said we should send it to the Town’s legal counsel for feedback before we schedule the public hearing.**

Ms. Carnaby asked about either the limited definition of elements that can be included or – she thinks of the Route 107 Interchange and exactions. Are all of the kinds of improvements covered under the definition was asked. Do these four items – can it be more than them or is it strictly limited to drainage, water, sewer, roads. Mr. Bachand said we can ask our legal counsel, but he thinks it is limited. It is not for recreation per Mr. Bachand. Ms. Rowden agreed and said impact fees are different mechanism for this. Ms. Carnaby asked about along roads – a park or place to water dogs. Ms. Rowden said ‘no’. The developer can offer do that on their own. Mr. McNamara said if a project is going to ruin infrastructure, it can come in handy. Ms. Rowden said it’s a good tool with projects coming down the pipeline. If a project is occurring in two years, you can get funding and it is more cost effective. It’s a great tool to utilize per Ms. Rowden.

RSA 41:14-a Process - Town owned Deed Restriction on formerly Leased Land

Tax Map 99, Lot 4 – 28 Nor’East Lane. Relief from Deed Restriction #3 - “No fences shall be erected upon said premises other than ornamental fences of no more than a three-foot height”, and Deed Restriction #4 - “The only structures permitted to be erected or placed upon said lot shall be one single-

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family dwelling...with no more than a two-car garage. The Grantee will not erect any buildings upon the premises within seven (7) feet of any boundary line...” The petitioner is seeking this relief to allow the construction of a five-bedroom house and a detached accessory dwelling unit, as well as the installation of a future fence higher than three feet.

Attorney Monica Keiser and Michael Kettenbach (Sweet Nectar LLC) appeared. Mr. Boyd presented this at the last meeting. This deals with the redevelopment of 28 Nor’East Lane. A new home will be rebuilt in the current home location.

Mr. Bachand clarified that it was only the Wetlands Permit that we heard at the last meeting. It was noted the Planning Board has not seen/heard the ADU application as of yet.

Mr. Bachand suggests recommending this to the Board of Selectmen.

MOTION by Mr. Loiseau to recommend this to the Board of Selectmen.

SECOND by Ms. Mullen.

VOTE: 7 – 0 – 0

MOTION PASSED.

157 High Street - Request for One-Year Extension of Site Plan Conditional Approval

Mr. Bachand stated the Board approved this application on September 1st. of last year. It was for demolition of the existing garage to construct a new 4-car garage with two apartments above. There is also an existing multi-family building on the property. They won’t have all conditions met by September 1st. Mr. Bachand recommends granting the extension to September 1, 2023.

MOVED by Mr. Lessard to grant the one-year extension (until September 1, 2023).

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

VIII. ADJOURNMENT

MOVED by Mr. Lessard to adjourn

SECOND by Mr. Sawyer.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:10 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