

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

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

ABSENT: Tracy Emerick, Chair

I. CALL TO ORDER

Ms. Carnaby commenced the meeting by leading the Pledge of Allegiance and introducing the Planning Board members. She noted the meeting is having technical difficulties; there may not be a picture or sound for a bit, but they are working on it.

II. ATTENDING TO BE HEARD

King's Highway/Meadow Pond Area Drainage Improvements - (with SLR and DPW)

- Presentation
- Public Comment

Jennifer Hale, Director of DPW, appeared. Two projects are being presented. This presentation is a result of flood studies. Hampton received a \$185,000.00 grant to take recommendations from the flood studies. SLR, supported by UNH, is present at this meeting. This should help combat sea level rise. Designs alleviate flooding; they do not stop flooding. Studies cover the west of Ashworth Avenue also. The Town is looking at ways to alleviate flooding. Kings Highway/Gentian Road area will be discussed first. Further follow up will take place. It was noted that anyone wishing to speak –we'd like to have their names and contact information. People at home can contact the Town as well. You can reach out to Jennifer Hale by phone (603) 926-4402, or via email—jhale@hamptonnh.gov.

Mike Zarba appeared, He works for SLR and works out of the Portland, Maine location. Dalton Sanborn, is a transportation engineer, also out of the Portland, Maine office. He has his FE and EI license. A summary of current flooding issues/findings and examples were given. There is an old drainage system in that area. Tide flow into piping section was discussed.

The area of 12th Street up to Green and Gentian Road were discussed. There have been many studies done in that area. Abnormal high tides and rainfall were discussed. Long-term flooding happens for several days at a time.

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

Mr. Sanborn presented a slide show. **Ms. Hale will get a link to the Hampton website.**

There are high groundwater tables in that vicinity. Tide gates do not operate sufficiently much of the time.

Existing drainage outfall at Winnacunnet Road was discussed – part of Sandpiper Bay project (2015) flows out to Eel Creek. That drainage system is backing up the water flow.

Note: This presentation is on the Town of Hampton website. It has been recorded.

Ms. Hale discussed the Winnacunnet Road outlet; that is existing pipe and small section of south side of Kings Highway and Winnacunnet Road. Sandpiper property and 580 Winnacunnet condo project; that was all sized and permitted. We have to show a negative effect comes out of that location.

PUBLIC COMMENT / QUESTIONS

Tom Bassett, lives in the Green Street/Gentian Road neighborhood. He participates in the Coastal Hazards Adaptation Team (CHAT). He represents the Meadow Pond neighborhood. He sends emails monthly to the neighborhood. Sea level rise is proposed to get worse with global warming. Funding was asked about – plans to get remaining funds. Will DPW write a warrant article to raise funds. He discussed engineers and learning gravity flow to Kings Highway. He didn't understand that. Ms. Hale discussed the Department, along with the Board of Selectmen, obtained a coastal resilience grant through DES using ARPA funding. The Kings Highway project was submitted as one. Out of \$4 Million, DES gave them up to \$2 Million for construction of the system. There has been a pre-grant meeting with the DES. They will have the final review and say on design plans. They will learn what the shortfall is with funding. There may be a warrant article to supplement funding money.

Gravity – it's about where you're going in. Going in low at Kings Highway and shallow at Greene Street. It is gravity flow. It is why Manhole #19 is needed.

Bart Bartelsman, 76 Kings Highway, appeared. He thinks it's a great idea. He discussed the diaphragm pump. When it pulses, vibrations are caused in the house. He would like that looked at.

The engineer said they are not using a diaphragm pump.

Ron Desrosiers, Gentian Road, appeared. The gate system to prevent back flow was discussed. It does not work. Ms. Hale said the gate system-- it is not 100 percent closing. The gate does not shut completely. The engineer said the system picks up ground water and storm water. Mr. Desrosiers said when the tide comes up, high tide, you can see drainage and it is flowing out like

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

no tomorrow. It is flowing out at Gentian Road; flowing out of the catch basin. He said the gate is not working.

Carol Spindell, Gentian Road appeared. She discussed sizing everything correctly. Will this allow for future and rising sea level was asked. Will it last was asked. Ms. Hale discussed sizing pipes. As sea level rises, we need to look later at next steps.

The gate system will be eliminated with this project. Pipes fighting each other will be removed. There will be new catch basins.

Mary Ellen Fennessy, 70 Kings Highway, appeared. Dredging was asked about. More and more sediment is there. Sludge was discussed. Ms. Hale looked at alternatives. The dredging was looked at. What would it do to the actual level of the water once it's dredged was discussed. It had an extreme cost.

BOARD

Mr. Lessard asked about the 20-year event. The engineer discussed their sizing is for a 25-year event.

Mr. Lessard asked about the 10-year matrix. The pump station will be designed for a 10-year event.

Mr. Lessard asked about environmental pollutants. DPW can stop pumping.

Ms. Mullen asked about sea level rise and the 10-year storm pumping into a marsh; the marsh will be higher in 10 years/20 years--how will the system work.

Hampton Seabrook Estuary Marsh Mitigation Project - (with SLR and DPW)

- Presentation
- Public Comment

Ms. Hale discussed the tide study conducted in 2018. This project is more scientific. It is about vegetation, health, and ditch densities. It may be overwhelming. This may be viewed at the Town of Hampton website—hamptonnh.gov. Ditch mitigation is for the health of the estuary. This aids to reduce mosquito breeding; stabilizing of marsh. Funding for implementation for this project has not been secured.

Ms. Alex Marcucci, SLR appeared. She is a water resource scientist. Dr. David Burdick, UNH, is also present. He is a salt marsh expert and he is in the audience.

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

This project came out of a flood study. This is in the vicinity of Landing Road / Route 101.

This project (presentation) is available for viewing on hamptonnh.gov website.

Ditch remediation was explained. It helps the marsh build up year after year. This will occur for 3-5 years at different sites.

The monitoring plan was discussed and is being worked on.

Four sites were discussed. They started off with 23 sites and narrowed it down to 4.

Next steps were discussed. They will work on permitting.

**PUBLIC COMMENT / QUESTIONS
BOARD**

Mr. Lessard asked about successes. Dr. Burdick set up ditches on Nelson’s Island – 17 ditches.

This could take 5 to 8 years to get all the specific ditches taken care of.

All of this information will be posted on the website; the DPW page. Ms. Hale’s contact information is on that site.

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

IV. CONSIDERATION OF MINUTES of August 3, 2022.

MOVED by Mr. Lessard.

SECOND by Mr. Loiseau.

VOTE: 5 – 0 – 1 (McNamara). MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **InvestNH Municipal Grant Programs**

Mr. Bachand discussed this grant program being made available. It is available to developers and municipalities. He will discuss the municipal planning and zoning opportunities this evening.

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

He and Ms. Olivier, attended a webinar this week. The purpose is to increase the housing supply and change land use regulations. Hampton can address workforce housing. This will give us the opportunity to address this matter. Community engagement is key. Two grant programs were discussed – The Community Housing Navigator Grant and the Housing Opportunity Planning (HOP) Grant. A FAQs document will be posted soon and we can review them. Applications are open as of August 5th.

The Navigator Grant program was discussed first. Community engagement activities will take place. Towns can file independently or jointly (with RPC). Mr. Bachand thinks we should pursue this by coordinating with the RPC. The navigator will also work on the HOP grant. A sample job for the navigator is not posted yet. Up to \$250,000 will pay for a two-year temporary position. There will be a maximum of six grants statewide. This is a competitive grant opportunity. September 30th is when applications are due. Mr. Bachand recommends that we coordinate with RPC to get in on this opportunity.

Mr. Lessard likes working with the RPC; more planners to support the project. He supports working with the RPC. It provides additional staff support. It speaks to housing in general, but there is a lot of emphasis on workforce housing.

Mr. McNamara asked about a navigator. It could be the Town or RPC hiring the person with multiple communities. He asked if they are subject to workmen's comp, etc. Mr. Sawyer said they are not employed by the Town. Mr. Sawyer said to talk to the Town Manager about this.

Mr. Bachand discussed the HOP grant. A hired consultant will work on each of three phases of regulatory change. Mr. Bachand believes the Town needs to apply for this. There are three phases. We can pursue one, two, or all three. The first is a needs analysis, and \$25,000 is available. Housing demographic data, market analysis. Updating the housing Master Plan section; we are doing this now.

Mr. Bachand thinks the second and third phases should be our focus. Up to \$50,000 is available for phase two. There would be a regulator audit. Cross referencing regulations for conflicts regarding housing could be addressed. This is open until June 30, 2023. The third part is developing the regulations and \$100,000 is available. Inclusionary zoning, etc. Workforce housing. This is open until November 15, 2023.

It was noted that a minimum of \$2500 must be allotted for community engagement. Mr. Bachand thinks we should pursue #2 and #3, but recommends pursuing the navigator first.

Mr. Sawyer said it sounds like we don't need a vote. He wants Mr. Bachand to talk with the RPC and talk to Jamie (Sullivan). Mr. Lessard encourages the Planning Office to pursue this--pending a conversation with Mr. Sullivan about this. Mr. McNamara does not mind the Planning Office going forward. The RPC may not have much time. No match is required.

HAMPTON PLANNING BOARD

MINUTES

August 17, 2022 – 7:00 p.m.

MOTION by Mr. Sawyer to allow the planner to pursue the navigator grant, following consultation with the Town Manager, with the RPC.

SECOND by Mr. Lessard.

VOTE: 6 – 0 – 0

MOTION PASSED.

Mr. Bachand discussed the budget. Based on the Board’s discussion at its last meeting, we made one change on a line item. It is highlighted in red text for the Board. The budget is due this Friday. If the Board is satisfied, he will submit by Friday. If further adjustments are needed, we will do that. The line item that includes the RPC dues is staying the same. The Board concurred.

VIII. ADJOURNMENT

MOTION by Ms. Carnaby to adjourn.

SECOND by Ms. Mullen.

VOTE: 6 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:49 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