

**HAMPTON PLANNING BOARD**

**MINUTES**

**August 18, 2021 – 7:00 p.m.**

**PRESENT:** Tracy Emerick, Chair  
Fran McMahon, Vice Chair  
Anne (Tocky) Bialobrzeski, Clerk  
Ann Carnaby  
Alex Loiseau  
Keith Lessard  
James Waddell, Selectman Member  
Jason Bachand, Town Planner  
Laurie Olivier, Office Manager/Planning

**ABSENT:**

**I. CALL TO ORDER**

Mr. Emerick commenced the meeting at 7:00 p.m. by leading the Pledge of Allegiance. He then asked everyone at the table to introduce themselves, as some of the Master Plan Steering Committee members were present as well as the Planning Board members. Along with the above Planning Board members, Pat Bushway from the HBAC was present. Jay Diener was present for Conservation and as a Citizen-at-Large. Brian Warburton, representing the Municipal Budget Committee was present. Steve Whitman, the consultant from Resilience Planning & Design was present and Nathalie DiGeronimo from the NHDES Coastal Program was present. Sharon Raymond, Conservation Commission, was on the line as was Erica DeVries, Zoning Board member. Barbara Kravitz, Citizen-at-Large joined the meeting on the line as well.

Mr. Emerick noted the applicant for 16 Boar's Head wishes to continue to the Planning Board's September 15, 2021 meeting.

**MOVED** by Mr. McMahon.

**SECOND** by Tocky.

**VOTE: 7 - 0 - 0**

**MOTION PASSED.**

**II. ATTENDING TO BE HEARD**

**Master Plan Steering Committee**

1. Public Comment (relating to Master Plan)
2. Resilience Planning & Design – Consultant for the Phase II Comprehensive Update
  - a. Existing Conditions Analysis Update
    - Additional Questions and Discussion

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

- b. Outreach and Engagement
  - Community Forum #1
    - Event Format and Questions*
  - Project Video and other advertising
  - Survey Options and Timeline
- c. Next Steps and September Meeting

Mr. Emerick asked if there was any public comment relating to the Master Plan, and there was none.

Mr. Steve Whitman from Resilience Planning & Design (RP&D) appeared. He discussed looking for questions on existing conditions. The Community Forum was discussed. Topics and questions for the forum were discussed. Mr. Whitman discussed his outline.

Mr. Whitman discussed existing conditions. They addressed issues that were dealt with as discussed before. Liz (Kelly), RP&D reduced a lot of the ink on the brochure.

Tocky asked about how many people reside at the beach. It was not calculated as of yet per Mr. Whitman. Tocky asked how many people were in vulnerable areas to flooding. Person count or property count was asked. Mr. Whitman said they will get to that. Tocky said Phase One talked about relocating people at the beach. Owner occupied. Mr. Whitman said it is not calculated as part of the Coastal Resilience chapter. Mr. McMahon asked about the recent release of the census. Mr. Whitman said it has not been released. He said he needs Zak's (RP&D) help with this. Mr. Whitman said a challenge is assessing the data going to GIS; a number of different things happening. Mr. Whitman needs to find a user-friendly way to do the research. It is a heavy lift. Not just looking at sea level rise and these properties will be affected. It gets complex.

Mr. Diener discussed tidal flooding and storm surge flooding. He said if we are looking at demographics, he asked if it should go beyond this area.

Mr. Whitman said they will be doing that at Stage 2. It's hard to discuss future land use and zoning changes without this information. We can get a property count. Maybe not a people count. New flood information is not in (the Town's) GIS yet per Tocky. Mr. Whitman knows this.

Ms. Carnaby discussed existing conditions. She loves the document. Every time she reads it, she finds more useful information.

Mr. Whitman discussed the end of September forum. Two things. The way the forum will be set up was discussed. Outreach and engagement plan; survey was discussed. People who do not or cannot appear in person. Mr. Whitman discussed an on-line engagement mechanism on Survey Monkey. Also, a paper version. We can push it out ahead of time. People can go online and give

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

additional content. People unable to attend in person--they can go online and the Planning Office can put information in for people.

Mr. Whitman discussed the event - "World Café". We ask people to come and give of their time. People are coming because they have ideas to give. Anyone can open the meeting. Ms. Kelly and Mr. Whitman would plan to do a brief opening to discuss the timeline and the Existing Conditions document. It's then up to the people attending to go to the six stations; go to the different topics table(s) and talk to each other.

Toward the end, they get a sense of when people are done. They will have people report on what stood out for them. Things they may now be concerned about or what they wish to see, etc.

Will there be a coordinator at each table was asked. It's not like a focus group. This is 100 people or so, maybe duplicate tables, coming to each table. They will have everything they have for an understanding of the topics. Each poster under Existing Conditions will be printed. Maps will be there as resources. Questions are a worksheet. One can fill in the information and leave it behind. RP&D takes the paperwork and takes it back to their offices and analyzes the responses/comments. That will be explained during the introduction.

Mr. McMahon asked for examples of tables. A worksheet will be given. Answer six questions or less. We have paperwork in the Planning Office with ideas (it was also in the handout to the Committee/Board). People can discuss whatever they wish.

Mr. Lessard asked about the questions. Can people fill it in a document on a machine was asked. An online version that mirrors this would be great. If people prefer to put this on the phone or tablet, that would be great.

Mr. Lessard asked about having a community map to see where people are showing up. Mr. Emerick said that would be interesting. What neighborhoods are people in who are attending the forum would be interesting. Having visual information would be fun.

Mr. Diener asked how paperwork will be provided for people who cannot attend. Mr. Whitman discussed under-represented people and kids at school. We can make papers available to deliver. Talking with seniors. Mr. Lessard said SAU 90. **Dr. Costa could send it out in a blast.**

Mr. Lessard thinks Dr. Costa would be happy to do a blast to the community.

Mr. Lessard passed the pamphlet around to many staff. It is a good document. At the middle grade level, he discussed social studies or science students. Instructors could share with students. There are many fun facts for kids per Mr. Lessard. It is on the project website. It is available as a digital document. Mr. Lessard said he is K-8. Mr. Lessard asked if there will be a children's corner. **Someone in Town can organize it and take care of the kids. Maybe the Recreation**

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

**Department could be reached out on this.** It was mentioned that maybe a coloring corner set up for young children could be good.

**SAU 21 should be involved per Mr. Waddell.**

Food was asked about. Mr. Whitman said they tend not to feed people. We want work to take place from the residents. Mr. Lessard noted there is no eating in the gym. Water is okay.

Mr. Whitman will make an online version and share with us to see deliverables. It will be easy to make a paper version.

It was asked to take “Draft” off the document.

The Master Plan project video was discussed. Ms. Kelly will copy it to the website. Mr. Bachand said it is already airing on Channel 22. It will also be on the project website. There can also be a link on the Town website front page.

Mr. Whitman said the handout and materials will be ready before the September meeting. Focus groups will be after the Forum. **He asked everyone to start thinking about group topics or geographic area.** We want a handful of meetings. **We want to do this in the fall. RP&D would like us all to brainstorm and give ideas.**

September Master Plan Steering Committee meeting – Mr. Whitman asked if RP&D needs to attend that meeting. The forum will be keeping them all very busy.

The Master Plan project video was shown.

### **Nathalie DiGeronimo, NHDES Coastal Program - NH Coastal Flood Risk Guidance Orientation for PREPA Grant Project**

Nathalie DiGeronimo (NHDES Coastal Program) came before the Committee/Board.

Mr. Bachand began with a summary of the grant project. Piscataqua Region Estuaries Partnership (PREP) was discussed. An audit has been conducted and amendments will be prepared for Zoning (potentially late 2022/2023). The grant was awarded. RP&D was selected as the project consultant. There is some overlap with the Master Plan process. There will be two public workshops. \$15,000 is what the project will cost - \$10,000 from PREP and a \$5,000 in-kind volunteer and staff services match. Fifteen (15) percent of the budget is for outreach and education. Mr. Bachand noted that a kick-off meeting was held in July.

Ms. DiGeronimo discussed her role in the project. She is in an advisory position to help figure out what is best for Hampton to integrate the Guidance into the land use regulations.

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

Ms. DiGeronimo presented a video overview first. (This will be placed on the Town website.)

Ms. DiGeronimo discussed how other communities are dealing with flooding issues. She discussed focusing on the Town Land Use Regulations, including the Town Zoning Ordinance. Making permitting decisions more resilient was discussed. Prescriptive approach – walk through steps with the Town to discuss what the regulatory standards should be. The second option is a flexible approach. The Town could request a permit applicant to follow steps for guidance in designing projects. People would make their own decisions. This Committee can deal with what they feel. Applicants could do work for themselves.

Ms. DiGeronimo discussed Hampton – there are areas in our Zoning Ordinance to review. The first is to the flood plain ordinance. Using the Guidance to establish higher floodplain standards was discussed. Establish design flood elevations; level of elevation for new projects. Right now, we have 1' above base flood elevation (freeboard). They could look at making that higher.

Ms. DiGeronimo discussed the budget – they could explore the concept of establishing an extended flood hazard overlay district. It would account for where flooding may happen in the future. Include properties not in today's floodplain.

Ms. DiGeronimo discussed looking at the WCD Ordinance. She noted Hampton does an excellent job at making periodic updates to the WCD Ordinance. Jay Diener has a lot of involvement in this. One option per Ms. DiGeronimo is to maybe incorporate a vulnerability assessment with the wetland process. That could be similar to what was adopted in the State wetland rules. The Town's permitting process could be more consistent with the State.

Mr. Diener said Mr. Bachand discussed this with him also. He asked how to determine which projects (if we adopt guidance) would be mandated. Some projects may be small enough to not warrant the process. Where do you draw the line was asked.

Ms. DiGeronimo said collectively the group would need to think about that. She said elsewhere, in Portsmouth, their most recent amendment to its Ordinance is in the new extended flood hazard overlay. They are only requiring new construction to adhere to the higher standards. Not substantial improvements or renovations.

It can be phased over time. It could be a subset of projects and phase it over time.

State level-projects along the coast that require a standard permit application (wetland rules) – the vulnerability assessment process is needed for those. Not for everybody.

Mr. McMahon said we never adopted a sea level rise scenario. Without a base, how do we get anywhere. Ms. DiGeronimo said it is flexible; based on the time frame; useful life of structure and flood risk of the structure. The dots get connected for tolerance and guidance and it gives a

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

number for sea level rise. They are estimates. The Town could say ‘for this project, we want you to estimate this level of sea level rise’. Mr. Emerick asked about lenders and insurance companies.

Ms. DiGeronimo said if in the floodplain, if one has a federally-backed mortgage on property, you have to have flood insurance. Mr. Emerick asked how the Town can educate lenders and insurance companies to join in the support to make the property owners more informed. Mr. Diener said if they reduce the flood risk, the amount of insurance comes down.

Tocky said flood insurance rates are set.

Tocky discussed design. The vulnerability assessment is from the developer. She asked how we can make the rules black and white.

Mr. Whitman said the audit is done. We need to go through and address the known changes that are needed now. Things can be flagged; multiple approaches. If something is missed, that can be brought up also. Mr. Whitman said since RP&D is also part of the Master Plan process, they may be able to look at the overlay district.

Mr. Lessard asked about the 15 percent increase over rain water runoff. We have the 100-year floodplain green book. We now get a 100-year storm many times a year. He asked about 15 percent over that number. Does it mean ¼ of an inch. How do you explain this to the general public was asked.

Ms. DiGeronimo stated the 15 percent is the amount of rainfall/volume that falls during whatever design storm is being planned for. She noted 15 percent is on the lower end; it should be more like 20 percent in her opinion.

Mr. Lessard discussed stormwater management systems. Highest observable seasonal high ground water. How will statistics get adjusted with this was asked. Ms. DiGeronimo said it is in Guidance. There are maps. Mr. Lessard discussed how long it took to get the flood maps. We have a minimum. We don’t want to scare people. Property owners and realtors need to be educated.

Tocky discussed drainage studies.

Ms. DiGeronimo discussed the science behind the project. This is found in the NH Coastal Flood Risk Summary, Part 1 Science Report. Best available science for the State of New Hampshire. Updated information on coastal storms, groundwater rising, etc. extreme precipitation and how freshwater flooding changes. The Part 2 Guidance takes the science document and makes it easy for people like us to make decisions.

## HAMPTON PLANNING BOARD

### MINUTES

August 18, 2021 – 7:00 p.m.

It (Science) was updated in 2019, and the Guidance report was prepared in 2020. Hard copies of the Science report are not available now. The Guidance document takes tidbits out and gives general information. Ms. DiGeronimo told all to look at that document. It is very understandable. The video is even easier to understand.

Ms. DiGeronimo said to let Mr. Bachand know if one wants a hard copy of the Guidance document, and she will provide them.

Mr. Whitman said it can be phased. CHAT gave a list of detailed recommendations. The Coastal Resilience Chapter gave some recommendations. There is enough to do in the near term to get standards to change. These are real issues. There will be tools for the best interest of the Town.

This won't be done all at once. The Conservation Commission wanted vulnerability to weather changing. We (Planning Board) chose not to include this - Flood IQ tool.

Mr. Lessard asked if we can add a link to Ms. DiGeronimo's video. **Mr. Bachand will put this on the Town website.**

### III. CONTINUED PUBLIC HEARINGS

**21-038 16 Boar's Head Terrace** (*continued from August 4, 2021*) – *The Planning Board voted to continue this application to September 15, 2021 (see above).*

Map: 266 Lot: 44

Applicant: Walter Tate and Tamara Tate

Owner of Record: Same

Driveway Permit Appeal: Driveway Permit Appeal (Already built drive w/pavers in Town right of way; width exceeds 24 feet)

### IV. NEW PUBLIC HEARINGS

### V. CONSIDERATION OF MINUTES OF August 4, 2021.

**MOTION** by Mr. McMahon to approve the August 4, 2021 Minutes.

**SECOND** by Mr. Waddell.

Tocky discussed Mr. Olbres' project. Page 3 – 3<sup>rd</sup> paragraph. About the Hampton Historical Society being fine. Tocky noted she was talking about Historic New England. Not Hampton Historical Society. She wants it to say "Historic New England".

**HAMPTON PLANNING BOARD**

**MINUTES**

**August 18, 2021 – 7:00 p.m.**

End of paragraph, Tocky said that was a poor exchange on her part. “If we didn’t care about deeds”. It does not represent what happened. Mr. Emerick said we can’t change the language.

At the end of page 4, next to last line, it should say Historic New England as well. They hold deed restriction.

Original submission being complete was discussed. She thinks it may not be complete. The original was complete per Mr. Bachand. We did not take jurisdiction.

There was agreement among the Board to replace Hampton Historical Society with Historic New England, where noted.

**VOTE (AS AMENDED): 6 – 0 – 1 (Tocky) MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**MOTION** by Mr. McMahon to adjourn

**SECOND** by Mr. Loiseau

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 8:46 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**