



Hampton Beach Area Commission

Hampton Beach Area Commission Meeting Minutes –December 1, 2005 Hampton Police Station Conference Room

In Attendance:

Fred Rice, Chairman– Town of Hampton
John Kane (for Michael O’Neil) – Hampton Beach Village District
Tom Higgins – Hampton Area Chamber of Commerce
Doug DePorter –NH Department of Transportation
Sandrine Thibault –Office of Energy and Planning
Brian Warburton (For Allison McLean) - DRED (Seacoast Parks & Rec)
Warren Bambury – Rockingham Regional Planning Commission
Betty Gagne - Seacoast Parks & Rec (Administrative)
Jamie Steffen – Town Planner, Town of Hampton (Administrative)

Absent:

Allison McLean - DRED
Jim Workman, Selectman – Town of Hampton
Skip Windemiller – Hampton Beach Village District
Mike O’Neil – Hampton Beach Village District

Chairman Fred Rice opened the meeting at 7:05. He asked members of the commission to keep informational correspondence regarding meetings, etc., exclusive among each other, as in the distribution of e-mails and such, to preclude complaints of favoritism or partiality from persons not on the commission. The HBAC member roster was passed around for corrections, and returned to Betty Gagne for revisions; it will be re-distributed to all members. Fred also announced that he would be doing his own agendas for upcoming meetings, and invited members to contact him at anytime if they wished to add any agenda items. Jamie Steffen will post notices of meetings and meeting minutes at town hall and at the library; John Kane will post them at the precinct. Betty Gagne will send Town Manager James Barrington minutes to post on the town web site. John Kane will check with the fire department to see if they will accept an e-mail of agendas and minutes, and post them on the precinct bulletin board. If so, Betty will e-mail directly to them.

First order of business: Fred held reported on a “zoning summit” meeting with the Building Inspector, Planner, and the chairs of the Planning and Zoning Boards, for the purpose of to discussing concepts for revising the procedure for submitting building plans to the planning board. It is being considered that a person wanting to build would bring their plans before the various commissions for a preliminary review before they are presented to the planning board. For site plan reviews. All the considerations would be completed before the variance is granted. These changes would only apply to those who require ZBA variances or planning board approval.

The board chairs agreed to seek the approval of their respective boards before the revision is implemented

The board chairs agreed in concept to three changes to the current zoning ordinances, which would be drafted up as warrant articles by Jamie Steffen and presented to the boards for approval of the wording. If all three boards approve, the articles will be included in the 2006 warrant.

The proposed warrant articles are as follows:

- i. Amend the zoning ordinances to allow only retail properties on the first floor of buildings on Ocean Blvd.

Tom Higgins suggested that the phrase “single family dwelling” should be omitted from the amendment since it would penalize existing single-family homeowners who might want to remodel. After further discussion, it was agreed that the article should apply only to those properties north of N Street, and should exempt all existing single-family dwellings. A motion to approve the recommended warrant article with the change in wording was made by Brian Warburton and seconded by John Kane. The vote was unanimous to approve. Jamie Steffen will rewrite the proposed article before forwarding to the Planning Board.

- ii. Amend the zoning ordinances to add a definition for a FAR4 (Floor Area Ratio) in the “Northern Anchor Area” of the beach commercial district.

Jamie and Fred explained that a FAR allows different densities in different areas. A FAR1 will protect residential areas from high density development, while a FAR 4 will allow high density only in a designated area. In general, the area to be designated as a FAR 4 would be bounded by Ocean Blvd. and Ashworth Ave., south to F Street, west along Mooring Ave. to the marsh, north to Brown Ave. then along the western edges of the patch of marsh and the Island Path parking lot, and up Island Path back to Ashworth. The specific area will be described in detail by street names, and will have drawings to show the area.

Sandrine asked if the warrant article would also contain the purpose of why it was needed and the reason for the overlay district. Fred explained that a warrant article is basically an “authorization,” and does not require the rationale for its inclusion. He said that the FAR4 designation only stated the maximum allowable density, and did not require that everything in that area be at a FAR 4. The approval of the revised wording and FAR4 boundaries were moved by John Kane and seconded by Tom Higgins. Vote was unanimous for.

- iii. Amend the zoning ordinances to limit parking for condo conversions to one space per unit.

Fred mentioned that there might be a state RSA in place which might prevent the third warrant article from being proposed. The town attorney is checking into the legalities of it at this time. Tom Higgins stated that the intent of this change is to close a loophole that allows more building and tenants without providing the necessary parking for them. He said that the legality of the current ordinance was not an issue, since this procedure would revise that ordinance anyway. Fred then asked for a motion to see if the commission supports a warrant article being put forth by the planning board to limit condo conversions to one parking space per unit. The motion was moved by Warren Bambury and seconded by Tom Higgins. The vote was unanimous.

Fred will send a letter to the ZBA, the planning board and to the board of selectmen to advise them of the commission's position on these items.

Other business: Warren Bambury reported that the museum group held a very successful "Accent on Dining" fund raiser in Durham, and that he is working on plans for the commission to host a similar event in Hampton on either March 26th or April 2nd to raise money for the museum project Master Plan. John Tinious has offered to assist, and has suggested that it should be held at the Casino. He expects that at least 15 area restaurants would participate.

Brian Warburton announced that Hampton Beach state park is being used for storage of equipment and materials during the Zoppo project, and that moving sand around should be an annual project at the beach. He also mentioned the filming of the movie "Losing Jerry" will be taking place on Hampton Beach late next summer.

The minutes of the 9/22 and the 10/27 HBAC meetings were read. Brian Warburton made a motion to accept, which was seconded by John Kane. The vote to approve was unanimous.

Public attendee Charlie Preston asked if the commission would consider recommending that the town put a loading zone on Ashworth Avenue, similar to the one on Ocean Boulevard. Fred responded that such a decision was not the call of the commission, and would have to be made by the selectmen.

Brian Warburton passed on Allison McLean's suggestion that the commission should meet just quarterly, to which Fred responded that the establishing bill specifies that meetings be held "at least quarterly." The possibility of holding the meetings every six weeks or every other month will be discussed at the next meeting.

The next meeting will take place on January 26, 2006. If there is a requirement to hold another meeting to review or approve any further changes to the zoning ordinances, Fred will notify the members.

The meeting was adjourned at 9:20 pm.

Submitted by Betty Gagne