



Beach Area Commission

Meeting Minutes, October 25, 2007 Training Room, Hampton Police Station

In Attendance:

Fred Rice, Chairman – Town of Hampton
Doug Deporter – Vice Chairman, NH Dept. of Transportation
Brian Warburton, Secretary/Treasurer, DRED (Seacoast Parks/Rec)
Fran McMahon – Rockingham Planning Commission
Geannina Guzman-Scanlan – Hampton Beach Village District
Tom McGuirk – Hampton Beach Village District
Chuck Rage – Hampton Chamber of Commerce
Kristina Ostman – Town of Hampton (For Jamie Steffen)

Excused:

Jamie Steffen – Hampton Town Planner (Admin)

Absent:

Jennifer Gilbert – Office of State Planning
Todd Loiseau – Town of Hampton

Chairman Rice called the meeting to order at 7 PM. Minutes of September 27 were reviewed. Hard copies were requested as well as updated posting of minutes of the meetings on town website.

Election of Officers 2007-2008

Motion was made by Brian Warburton and Seconded by Doug DePorter to nominate Fred Rice as **Chairman** for the 2007-2008 year. Motioned passed 6-0, with Chairman Rice abstaining.

Motion was made by Brian Warburton and Seconded by Chuck Rage to nominate Doug DePorter Vice **Chairman** for the 2007-2008 year. Motion passed 6-0, with Vice-Chairman DePorter abstaining.

Motion was made by Chuck Rage and Seconded by Tom McGuirk to nominate Brian Warburton as Secretary for the 2007-2008 year. Motion passed 6-0, with Secretary Warburton abstaining.

Report on Meeting with Governor Lynch on Sea, Air and Space Center

Chairman Rice reported that a very productive meeting took place recently with Governor Lynch, Councilor Hollingworth, Chairman Rice, Commissioner Bald, and Crystal Kent and Peter Wellenberger from the Earth, Sea, and Space Center group. ESS only wants to lease a portion of the Hampton Beach State Park. It was pointed out to the Governor that parking should not be an issue since the day use parking lot is not completely full 90 per cent of time, and that for 7.5 months a year, the park goes unused. Governor Lynch's office is currently reviewing proposal. The proposal initially asks for approval to proceed with a feasibility study to look at proposed museum/center concept. If feasibility study comes back unfavorable towards this idea, project will not go forward.

Seashell Design Contractor Selection Process

Chairman Rice reported that Seven firms responded to the RFQ (Request for Qualifications) for design of the Sea Shell complex and other beach facilities. The committee narrowed the list down to three firms who were interviewed on October 22. A recommendation on the top firm was sent to DRED Commissioner Bald, who will make the final selection. Negotiations will start soon and contract should be in place by December 11, 2007. Committee members were:

Fred Rice
Fran McMahan
Tom McQuirk
Doc Noel, Chamber of Commerce
Tom Mansfield, DRED
Allison McLean, Director, DRED
Brian Warburton, DRED

Johanna Lyons facilitated interview process.

Board of Selectmen and Hampton Village District Precinct Presentations

Chairman Rice gave an update on the reports to the Board of Selectmen and the Precinct regarding our annual report. He also congratulated the Beautification committee for all the fine work they did along the boardwalk, seashell area and Hampton Beach State Park regarding planting of flowers, trees, shrubs, etc.

Committee Reports

Community Development: Tom McGuirk responded to a comment made at the Precinct meeting asking for greater ‘uniformity of buildings’ in the beach area. He reminded everyone that the Commission is an advisory board, not a design review board, and therefore does not have final say in building design, which is under the purview of the Planning Board. Mr. McGuirk feels that we should begin to formalize a process of submitting letters to the ZBA and Planning Board on our various recommendations on projects; i.e., ‘whether the project is a good one or a bad one’. Mr. McGuirk has spoken with Conservation Commission and also the Hampton Historical Society to get input for design options. Betty Moore from the Historical Society is working on a post card book with old and new views of Hampton Beach, and Mr. McGuirk feels that perhaps some new buildings could draw from past history in their design. Town Planner Jamie Steffen was asked to obtain a map of the Commission’s area of jurisdiction is so we can review where our recommendations might apply.

Beachscape: Geannina Guzman-Scanlan reported that Winnacunnet High School students from Cathy Silver’s class had helped plant bulbs at the entrance to Hampton Beach State Park. Ms. Scanlan is also working with the state regarding a bench program along Ocean Boulevard. She also mentioned a plan to implement a program to thank local merchants and businesses that donate to the beautification of Hampton Beach.

Zoning and Redevelopment: Fran McMahon’s report was a brief discussion of the two work sessions held on proposals for beach rezoning. The area between the two intersections of Ashworth Avenue and Ocean Boulevard, including the lettered streets, and the lots that front on west side of Ashworth Avenue would be changed from Beach Seasonal to Beach Commercial. A 65-foot height limit for the occupied portion of the building is one recommendation being considered. Other recommendations included: A 4-foot front setback, a 4-foot front setback on side streets, and a 7 feet rear setback. Interior lots would have a zero side lot line, buildings could abut Ashworth or Ocean Boulevard. and there could be no shadowing on the sand. Elevator shafts would have to be in the rear of buildings. The Island section will remain as Residential/Business. The next draft of the proposed changes will come from the sub-committee to the full Commission. Currently recommendations are being worked on for the planning board.

Transportation and Parking: Doug DePorter gave a brief summary of DOT activities, and mentioned that the Scenic By-Way program has been moved from the Office of State Planning to the Department of Transportation, and that this program could change. Glenn Greenwood from Rockingham Planning Commission reported that two chapters to the Route 1A/1B Corridor Study that need to be updated are Land Use and Transportation Systems, which would include a parking study for the Hampton Beach area. He estimated that the study could cost around \$50,000 and the consultant would cost in the

vicinity of \$8-\$10,000. We would have to raise \$25,000 of this amount, and the grant being applied for would be to cover all of this

State Park Report: Brian Warburton reported state parks on the seacoast had a good year and preparations are already underway for 2008 season.

Meeting was adjourned at 8:30 P.M.

Brian Warburton, DRED
Acting Secretary