

HAMPTON PLANNING BOARD

MINUTES

January 21, 2015 – 7:00 p.m.

PRESENT: Mark Olson, Chair
Brendan McNamara, Vice Chair
Tracy Emerick
Fran McMahan, Clerk
Rick Griffin, Selectman Member
Keith Lessard
Ann Carnaby
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

I. CALL TO ORDER

Chairman Olson began the meeting at 7:00 p.m. by introducing the Board members and leading the Pledge of Allegiance to the flag.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

- Amend Article II - Districts, Section 2.8H.2. to modify Section H.2. providing clarification regarding exemptions from off-street parking requirements in the Town Center District through the granting of a conditional use permit, to change the off-site parking space provision from “public” to “available non-public” and ensure these spaces are secured as approved by the Planning Board, and to delete the distance requirement of 500 feet from the proposed use.
Amend Article VI – Parking, Section 6.3.9 to cross reference Section 2.8H.2. providing an exception to allow off-site parking in the Town Center District.

Jason Bachand and Attorney Mark Gearreald appeared. Mr. Bachand said it is the third public hearing on this Article. The changes which resulted from the previous public hearing were presented and discussed with the Board.

**BOARD
PUBLIC**

MOTION by Mr. Emerick to move the Article to the ballot.

SECOND by Mr. McNamara.

VOTE: 7 – 0 - 0

MOTION PASSED

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- Amend Article II - Districts, Section 2.1 to delete the note stating that all areas of the town not included in a district delineated by verbal descriptions shall be in the General District, and to amend the note for 2.1.1 and 2.1.2 by replacing the reference to verbal description with boundaries. Also, amend Section 2.1.3 to establish that the parcel data in the Town of Hampton GIS mapping system as overlaid with the Zoning Map will be utilized for final determination as to zone lines rather than the currently referenced written description of boundaries.

Jason Bachand and Attorney Gearreald appeared. The changes from last meeting were discussed, but due to changes, this Article had to go to a third hearing. Visual interpretation using the GIS mapping system will be used for final determination of zone lines. Two of the Notes under Section 2.1 have also been amended for consistency. (Note: Proposed Articles are in the Planning Department office).

BOARD PUBLIC

MOTION by Mr. Emerick to move the Article to the ballot.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES January 7, 2015.

MOTION by Mr. Emerick to approve and accept the January 7, 2015 Minutes.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

VI. CORRESPONDENCE

A report provided to the Planning Department by Ms. Woolsey regarding the Town of Exeter's water (drinking water) was brought to the Board's attention via email and was also in their packets. The Board appreciated the report.

VII. OTHER BUSINESS

- Discussion and vote on whether to include the tallies of Planning Board votes on Zoning Ordinance Amendments in the Town Warrant.

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Mr. Bachand discussed how the words “Recommended by the Planning Board” are included on the ballot for warrant articles. He asked the Board if they would also like the vote count to be included on the ballot. He reviewed the statutes and asked Attorney Gearreald. He stated the Board can include the vote count if they wish. Ms. Carnaby said it would give the public more information. Mr. Emerick said it can't hurt. Mr. Olson is not opposed.

MOTION by Mr. Emerick to include the tallies on the ballot for Zoning Ordinance Amendments.

SECOND by Mr. McNamara.

VOTE: 6 – 0 – 1 (Lessard)

MOTION PASSED.

- 298 Exeter Road and Other Parcels - Update on activities associated with determining appropriate uses and/or possible rezoning.

Mr. Bachand discussed the above property. There was an Attending to be Heard on November 19, 2014 with Mr. Joe Valle regarding appropriate uses of the property. A suggestion came out at that meeting with the Board to consider establishing a committee for that purpose. Mr. Bachand met with Joe Valle about establishing the committee, and is working toward the best approach. He mentioned potentially re-establishing the Vision Committee in response to this. He discussed different approaches. He wants a good cross-section of people to be involved. The neighborhood should be invited and also a member from the Board. This discussion is a status update for the Board. An ad-hoc committee was discussed. This would deal with the whole Liberty Lane Industrial zone. Towle Farm, Timber Swamp and Mary Batchelder Roads would/could be included as well. Sending letters of interest were discussed by Mr. Lessard. Drakeside Road could be of interest. Timber Swamp residential lots are going in also. Other businesses should be included as well. Mr. Lessard said we need industrial land developed. Mr. Lessard thinks less heavy industries would be welcomed. Mr. McNamara said bringing in jobs would be great. Employing 300 workers versus 30 were discussed. Mr. Lessard does not want heavy smoke stack industries in Town. A Charrette was asked about by Mr. McNamara. The Board felt that was a good idea. People moving to Town to relocate businesses could be welcome.

Mr. Bachand said it was his first meeting with Mr. Valle on this so it's early now; he wants to review past Vision Committee work, etc. Mr. Emerick has a copy for Mr. Bachand if he wants it. Funding for a Charrette (school can lend us space) needs a leader. The Town Center Charrette was elaborate. This could be less formal per Mr. McNamara. Using social media, Town of Hampton website, press release, Seacoast newspapers, the Patch, etc. were discussed. Mr. Emerick said we could do this at a Planning Board meeting. **Set a date certain on our Agenda and invite all interested people to voice their ideas/opinions.**

Mr. Bachand said the applicants are looking at the park and water tower and getting feedback. People could come to the Planning Board meeting and discuss ideas. Traffic on Exeter Road could be discussed as well. Mr. McMahan said the bigger picture should be dealt with first (global picture) and then go smaller from there. Looking at zoning was discussed by

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Mr. Olson and changing that first. Mr. Bachand discussed looking at the area, zoning of the subject area, and letting the public offer comments. He liked the idea of a brief Power Point introduction followed by an opportunity for the public to view an area map and provide comments. Interested citizens could appear, or businesses etc. There could be a press release in the Seacoast newspaper. Conservation will be involved. **Mr. Bachand will ask Mr. Valle what dates work for him and keep this moving along. Timing is no worries as of now.**

Ann Carnaby said this is the first step to get community input. Then from there the Board will take the next steps. What is allowed in Industrial Zoning will be addressed to the public. Tax base on Industrial land brings pros and cons. Mr. McNamara said to inform the public on each District in the Town specifically. Mr. Bachand thinks it's a good idea. **Jason will structure something for the meeting.**

- Update on status of Hampton Intermodal Transportation Study (Route 1/Route 101).

Mr. Bachand talked with Cliff Sinnott and, most recently, Scott Bogle regarding the status of the transportation study. Mr. Bogle told him they are currently working on ridership estimates for the beach shuttle. A presentation will be scheduled before the Selectmen, possibly in late February or March. Mr. McMahan noted that it is of interest to the Beach Commission as well and **Mr. Bachand will inform them.**

Mr. Bachand discussed his conversation with Peter Loughlin and noted that the Board was copied on the email with materials provided to him.

Mr. Bachand noted that with regard to Safe Routes to School (Anthony Ciolfi), there is a meeting next Tuesday. Jason is meeting with Mr. Ciolfi tomorrow at 8:00 a.m. and the next regular SRTS meeting is Tuesday January 27th at 7:45 a.m.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:29 p.m.

Respectfully submitted,
Laurie Olivier, Office Manager

[Off Record]

Sunny Kravitz of St. Cyr Drive took the podium after adjournment. He discussed Exeter Road repavement. Traffic issues (heavy) were discussed regarding that road. The Interchange for Route 1 and 101 needs to take place. Applicant partnering with Unitil was mentioned.

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****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**