

HAMPTON PLANNING BOARD

MINUTES

March 18, 2015 – 7:00 p.m.

PRESENT: Brendan McNamara, Vice Chair
Fran McMahan, Clerk
Keith Lessard
Tracy Emerick
Ann Carnaby
Steven Miller, Alternate
Philip Bean, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

I. CALL TO ORDER

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

II. ELECTION OF OFFICERS

Mr. Bachand asked if there were any nominations for Chairman.

MOTION by Mr. Emerick to postpone the election of officers.

SECOND by Mr. Lessard.

Mr. Emerick stated he would like to hold the position until the replacement (Maury Friedman) has been sworn in. Mr. Friedman is ill and unable to be sworn in. Mr. Emerick stated that the vacancy allows Mark Olson to remain on the Board. Mr. Bachand stated that he spoke with the Town Clerk and was informed that with the election, Mark Olson's position terminated. Mr. Emerick does not agree. He believes one stays in his/her position until a replacement is sworn in. Mr. McNamara stated that he spoke with Attorney Gearreald and Attorney Gearreald concurred with the Clerk. Mr. Lessard noted that a full Board was not present, so we shouldn't elect officers. It is appropriate for Mr. McNamara to sit in for tonight and Mr. McMahan is our Clerk. Mr. McMahan said putting it off until the next meeting does not matter. We should know more by the next meeting per Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. Bachand noted that the Planning Office is seeking names for re-appointments and appointments of Alternates for the Board. We heard from two of them. The Planning Board and Office is seeking letters of interest since we currently have open positions. The Planning Office would like to receive any letters of interest and the Planning Board can vote on those appointments at its April 1st meeting. **We can put something out in the newspaper and/or on the website.**

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III. ATTENDING TO BE HEARD

IV. CONTINUED PUBLIC HEARINGS

V. NEW PUBLIC HEARINGS

VI. CONSIDERATION OF MINUTES of March 4, 2015

MOTION by Mr. Emerick to accept the March 4th Minutes.

SECOND by Mr. McMahon.

VOTE: 5 – 0 – 2 (Bean & Miller).

MOTION PASSED.

VII. CORRESPONDENCE

- Letter and Public Notice from the Rockingham Planning Commission - Draft Regional Master Plan.

Mr. Bachand discussed the receipt of a letter from the RPC regarding the draft Regional Master Plan. An executive summary was given to Mr. Bachand. **Mr. Bachand will contact the RPC to see if he can obtain more copies. Mr. Lessard would like the RPC link to its website put on the Town website as well.** The RPC is in a 30-day comment period now, which began on March 10th and ends on April 8th. On April 8, 2015, beginning at 6:30 there is a meeting at North Hampton Town Hall. **Mr. Bachand will put the link on the web page.**

VIII. OTHER BUSINESS

- Planning Board Alternates
*Discussed above.
- Bond Reduction Request – Colby Place Subdivision, 376 Winnacunnet Road.

Mr. Bachand discussed the request regarding the 376 Winnacunnet Road bond reduction. The amount of \$297,440.00 was requested by the applicant. CMA reviewed this. The amount of \$226,850.00 was the amount requested by CMA. Our DPW agrees with this amount also. It will be reduced by that amount. Mr. Bachand recommended that reduction.

MOVED by Mr. Emerick to reduce the amount of the bond by \$226,850.00.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

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- Vision Subcommittee – Thoughts on reactivation and initial tasks.

Mr. Bachand discussed getting the Master Plan process going. Mr. Bachand is ready to get it reactivated. Mr. Bachand discussed the request to look at possible re-zoning and best land uses in the Liberty Lane area. Mr. Bachand spoke with Barbara Kravitz as well. The Vision Subcommittee did a lot of work in that area already. Mr. Bachand wants to have a re-initiation meeting. That area will be looked at first or near the top. Members of the public and Joe Valle will be invited. If it can be handled at that Committee, it would be good, unless the Board wants another committee to be formed.

A meeting within the next few weeks can be scheduled. Mr. McNamara discussed a mini-charrette being formed. He asked if that should be included with the Vision sub-committee. Mr. Bachand wants the subcommittee back together and to see where it goes from there. He doesn't want to unnecessarily create too many committees.

Mr. McMahon said there was a Vision subcommittee. There were about five members. Mr. Emerick said it was to write the vision for the Town for the Master Plan. He feels a grasp was never really had with that Committee. Mr. McNamara asked if we should start on that separately. Mr. Bachand agrees and thinks a second committee will break off from that Vision Committee.

Ms. Carnaby asked if there are other sub-committees. The TAC was mentioned and the PRC also.

Taking the same committee that we had/have and bring it back together was asked by Mr. McMahon to **Mr. Bachand and he agreed to get that going.** The Board would like to start with Liberty, then the Beach area, under one umbrella.

Mr. Lessard discussed the area of land trapped between the two highways. He thought the applicant reached out to us to concentrate on finding out a valuable way of encouraging managed development. The Vision Committee reaches all over the place. Liberty Lane is asking for our guidance. Mr. Lessard thinks we should give encouragement of sustainable high value businesses there. Mr. Bachand agrees, but just wanted to lump both together just at the onset. He doesn't think they will stay together long and feels the Liberty project will break off soon.

Mr. Emerick said Senator Stiles is working hard to get capitalization to bring the court back here in Hampton. If a court could go out there, that could be good. Mr. Emerick said it is in capital budgeting right now. **Mr. Bachand will get the Vision Subcommittee going and the other committee going as well.**

The Board wants it on the ballot (Liberty Lane piece) for next March. Now is a good time to start.

- Site Plan Review Regulations – Draft amendment involving use changes.

Mr. Bachand discussed changes to Use Changes. The Board discussed Use Changes in our Site Plan Regs. Mr. Bachand prepared a draft Amendment for the Board. He added a

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definition for “Use Change”. He ran this by the Building Inspector. We struck “non-residential”. These changes are available in the Planning Office.

Mr. McNamara asked about the changes. **He asked if the two should be put together? He asked if ”or the Town Planner” should be added above (in Item 2). Mr. Bachand said that would be good.**

Ms. Carnaby asked about Item 2 and “unclear”. Mr. Bachand said our use regulations are not very inclusive. Are uses exclusive or complimentary was asked by Ms. Carnaby. The words “Any use specifically enumerated”....was asked about by Mr. Emerick. Mr. Bachand said use regulations need improvement as a whole. Ms. Carnaby asked about getting rid of the word “specifically”; Mr. Bachand said it's in the Zoning Ordinance. We are trying to keep this consistent with the Site Plan Regs.

Mr. McMahan asked about Item 4. He asked if all those enumerations need to be in there. Mr. Bachand said “in the discretion of the Town Planner”.....they may not be required or something like that. **Mr. Lessard wants a little sketch to be provided. Exterior sketches are needed also.**

The paragraphs from #4 and everything underneath was already there. Maybe it doesn't belong there or need to fully comply with it. Mr. Bachand noted that it can stay there and he can waive it in his discretion. If Mr. Bachand lets the Board know that he verifies it, the Planning Board is happy with that. Ms. Carnaby said to add “where relevant” after “following information” - under #4.

Mr. Lessard noted that much of the information is on the application.

Mr. Bachand noted to the public that at the March 10th Town Meeting, all Zoning Amendments were adopted and he is working on getting them added into the Ordinance.

IX. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. McMahan.

VOTE: 7 – 0 - 0

MOTION PASSED.

Adjourned: 7:32 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Planning

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING