

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

PRESENT: Brendan McNamara, Chair
Tracy Emerick
Mark Olson
Ann Carnaby, Clerk
Fran McMahan, Vice Chair
James Waddell, Selectman Member
Anthony Ciolfi, Alternate
Jason Bachand, Town Planner

ABSENT: **Keith Lessard**
Laurie Olivier, Office Manager/Planning

I. CALL TO ORDER

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

II. ATTENDING TO BE HEARD

John Nyhan – HBAC Transportation Grant Presentation

Mr. Nyhan appeared on behalf of the HBAC. The HBAC is managing a Federal transportation grant that works in conjunction with the Master Plan. On April 20th, he came before the Board about the grant. Mr. McMahan also sits on the HBAC representing the RPC. The HBAC solicits ideas and there was another public hearing in June to gather more information. VHB is the contractor for the Commission through the DOT.

The HBAC needs to start meeting with organizations in Town that should have a say and opinion on this project. They have a meeting with the RPC tomorrow and another meeting with Parks and Recreation in October and then will meet with the HBVD and the Chamber of Commerce. On October 17th or 24th they will be in front of the BOS. He is looking for thoughts and comments on recommendations that are being proposed.

Mr. Nyhan said the HBAC wants to see alternatives as well as recommendations.

Traffic and parking are concerns. Mr. Nyhan said he is not looking for decisions. Mr. Bachand has been active with the Commission and he has asked Mr. Bachand to keep the Board up to date. Mr. Nyhan said the grant focused initially on existing conditions. They looked at biking and walking, parking inventory, traffic data, etc. The HBAC then wanted to focus on four areas (in the packet for the Board members and available at the Planning Department). A new area regarding Ocean Boulevard from Great Boars Head to Winnacunnet Road was discussed. Mr. Nyhan proceeded to go through the four areas.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Ashworth Avenue is the most controversial area. In 2003, the Master Plan recommended that Ashworth be two-way; rather than one way. Not making any changes was discussed. A bike lane and sidewalks and signal were discussed.

One alternative provides two lanes and another alternative is two-way traffic; one lane going north bound and two lanes going south and sidewalks. Mr. Nyhan said input from public safety indicates that they would recommend that we continue with one way heading south on Ashworth Ave and not interfere with making it two ways.

Mr. Nyhan discussed Ocean Boulevard – south end. That is from Haverhill Street to the playground and stage area. There have been two recommendations made.

The first is keeping it two lanes; one way and changing the parking scheme to where we are now taking out on-street parking. Eliminating car spaces owned by DRED was discussed. This would enhance sidewalks and loading and provide a bike lane. Sidewalks would be built and there would be a 9' sidewalk. The State Park would lose about 76 parking spaces.

Another option is to maintain on-street parking and keep it one lane. One lane heading north on Ocean Boulevard; and this option provides a bike lane.

The third option is building out two lanes, with a large sidewalk on the west side and keeping parking (on-street).

If we took out on-street parking and tried to replace the spaces further up on Ocean Boulevard, there would be no net losses. Mr. Nyhan said with eliminating on-street parking, it would give an opportunity to eliminate the sidewalk which would give us more width of a road and more width of sidewalks. There would be no need for a middle sidewalk.

Mr. Ciolfi asked about the sidewalks and loss of any of them.

Mr. Nyhan discussed Church Street up to the Boars Head area. We would realign Ocean Boulevard and parking to allow three lane sections and parking on the east. Mr. Nyhan said there is parking at the middle of Ocean Boulevard currently. This proposal would be to move parking to the east side and have a two-way road; one path with a middle lane for turning. Fire and Police endorse this scheme. It eliminates a lot of people crossing over into a parking lot in the middle of the road and crossing over again. Mr. McNamara asked if we are losing a lane; we would really be losing two lanes. We'd be down to one lane – North and South.

The middle lane is only used for turning – it's not a travel lane; we'd be losing two full travel lanes per Mr. McNamara. Mr. Nyhan agreed.

Mr. Nyhan discussed signal controls.

Mr. McNamara asked about two lanes; why lights are needed. Mr. Nyhan agreed. Mr. Nyhan said it's maybe more for safety. Mr. Nyhan agrees with Mr. McNamara and appreciates any thoughts like no light at Church Street, etc. He appreciates this and sees how revisions will happen. If signal controls are not a good idea, it's good to address.

Mr. Emerick asked about spaces. Mr. Nyhan will get back to them with answers.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Mr. Nyhan discussed Alternative 2. This deals with a roundabout at Highland Avenue versus a light. This works if there are two ways of driving on Ashworth. Mr. Nyhan said moving parking to the east is the big thing.

Mr. Nyhan said it costs the Town two full travel lanes. Mr. Ciolfi asked about the bike lanes. Would they be 4' or 5'. Mr. Nyhan said there should be a bullet in there suggesting bike lanes; he believes there are going to be bike paths on both sides.

Mr. Olson discussed it only showing one bike lane on the north bound side. Mr. Nyhan discussed existing parking that the State has. Spaces were discussed.

Great Boars head to Winnacunnet was discussed. Creating parking on the east side of Ocean Blvd along the sea wall was discussed. Metered parking (currently 136 spaces); proposed would be 156 spaces.

The roadway would be two travel lanes; bike lanes and then sidewalks.

Mr. Nyhan said at the intersection of Winnacunnet and Ocean Boulevard—one recommendation is to create a roundabout. Also, King's Highway would be closed off (entrance). Anyone on King's Highway would have to go out on a side street.

If no round-about is constructed, there could be a set of lights, but keep King's Highway closed at that entranceway.

The recommendation period is still wide open.

Mr. Nyhan wants input and any additional recommendations or comments and wants to come up with a decision on the 27th of October. They then go to the contractor and move into the Phase 2 part of the grant, i.e. the engineering study. Engineers then come back with a design and cost.

The HBAC wants all of Ocean Blvd to be re-designed (to Winnacunnet Road). We will then have to add in sewage and sidewalk costs.

Mr. McMahan said with regard to Ashworth Ave, it's essential to have it remain. Mr. McMahan thinks the southern end of Ocean Boulevard needs to be dealt with. Removing on-street parking from Haverhill Avenue to the seashell is essential. Mr. McMahan likes the concept of moving parking north of Highland to the east side. He thinks it makes a lot of sense. People hopping barriers and rails (on both sides) is a problem.

Mr. McMahan said (Winnacunnet) – he thinks a signal alternative is better than the roundabout because closing off King's Highway may not be acceptable.

Mr. McMahan discussed a bathroom at Winnacunnet and Ocean Boulevard. When parking is concentrative – it's something for DRED to deal with. Mr. McMahan does not want to forget about having a bathroom there.

Mr. Waddell thinks this comes because of traffic studies. He thinks whenever you do something, it's permanent. Mr. Waddell believes also that we are not going at the main problem, that's decreasing the volume of automobiles at the beach. DRED losing parking spaces was discussed. It's a beach with a whole bunch of cars there. He wants to decrease the volume of

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

traffic down at the beach. He wants to make sure it works before we do the work. How many times are there mistakes made that are realized later rather than sooner.

Mr. Emerick discussed one lane with turn lane. Making Route 1 two lanes was discussed before.

Ms. Carnaby likes roundabouts; especially small ones that are one lane. She read the Kings Highway diagrams – she thought terminating part of King’s Highway – going right onto Winnacunnet. It’s hard to see where the rest of traffic goes. She discussed not having a dead end on King’s Highway, i.e. not needing a dead end. Ms. Carnaby thinks the south end of Ashworth being two way is a good idea. She’ll think more about it.

Mr. Olson listened to Gordon (VHB) in the past. He asked about cruising down the beach. Having Ashworth going in two directions, he asked if it will help stop cars from going around in a circle. Can the study prove that was asked. Bottle necking where Police and Fire are at also was discussed. Traffic coming out of Brown (only taking a right) – it could mitigate concerns. Can we take Ashworth North and go up by McDonalds. Mr. Olson asked about benefits.

Mr. Olson asked where to send questions and comments and Mr. Nyhan said to Mr. Bachand; he will send comments to the HBAC. Mr. Nyhan said after all comments are collected, they will come back to the Planning Board and the BOS and show what was gathered. Not everyone will be pleased. It will be what the HBAC does by soliciting comments. Mr. Nyhan said to the DOT that we need to get a study about ideas and concepts for parking (off-site) to reduce the amount of traffic coming in and out of beach. Concept of having a remote parking area is critical. He agrees with Mr. Waddell.

Ms. Carnaby discussed preventing a bottleneck somewhere; she feels it facilitates cruising in circles.

Mr. Ciolfi discussed bike shoulders. It’s hard to tell from existing conditions. Bikes should have a 5’ shoulder from the south to the north. The area of the bridge to Winnacunnet, he feels, one should be able to ride a bike on the shoulder.

John Nyhan will receive information on that.

Mr. Emerick said he has people parking this way for the Seafood Festival. Mr. Ciolfi said there is two-way traffic during the Seafood Festival and noted it worked out okay.

Mr. Emerick said parking off site is not a foreign concept. If people park at Winnacunnet and pay for a bus it’s cheaper than parking at the beach.

Mr. McNamara is concerned with Ocean Boulevard, the north end where the north and south will be in the same section, if that happens, between Highland and Church. He noted that is the biggest traffic pile up from people leaving the beach. If only in one lane, everyone will be tied up during that stretch.

Ms. Carnaby discussed Church Street being the official emergency exit if there’s an event at the power station.

Mr. McMahan said whatever plan occurs, it requires the consent of the DOT, BOS and DRED. The Selectmen own Ashworth Avenue and the DOT owns the Boulevard, so they need

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

to say ‘yes’ or ‘no’ on their individual pieces. Everyone has to come in to an agreement. Mr. McMahon thinks that’s important to keep in mind.

Mr. Nyhan discussed Experience Hampton. This year it wants to contribute to the Town to pay for two LED crosswalks off of Lafayette Road. It will come to Planning. Experience Hampton is working with the DPW on this. Water and sewer is being reconstructed. Burying 20 telephone poles in the downtown area was discussed. There will be a kick-off meeting at the Galley Hatch next week. If the road is going to be dug up, what better time would there be to bury telephone poles and make a village lantern type of effect. It will require a lot of planning. Over the next few months with warrant article season, the Town will see articles that have an impact on these projects.

Mary-Louise Woolsey – Sewer in the Liberty Lane / Exeter Road Area

Ms. Woolsey discussed phone calls she received regarding the Selectmen meetings. They said something about Cornerstone. In 1985, the end of the budget had capital outlay. The amount of \$100,000 was put in for sewer. Now that \$100,000 may pay for a truck. The 1985 plan noted there was a clear need for sewer in the community. She discussed 4 or 5 sewer bonds --\$7.8 Million. A second sewer bond \$7.8 Million was discussed; third year was paying off the first two loans. With the SRF funding, the Town paid back a year after the construction was complete. There was an ascending and descending plan to put in sewer bonds for the community. In 1986, the sewer warrant article passed. The first sewer bond sewered Mill, Mace, Little River, Barbour - that section of Town.

In 1991, the BOS put the 2nd sewer bond proposal (\$7.8 Million) on the warrant. That didn’t pass. Ms. Woolsey is opposed to sewer bonds and articles, but she wrote petitioned article for Woodland Road--\$911,000.00 – and it passed.

SRF Funding was discussed further. Locking in the \$16 Million was discussed.

Ms. Woolsey said the Church Street pump station was replaced. In 2017, the BOS has to replace sewer lines from the Church Street pump station due to problems as we all recently read.

Assessing impact fees was discussed by Ms. Woolsey. Replacing the wastewater treatment plan was discussed.

Ms. Woolsey discussed Cornerstone. She was on the Conservation Commission last year. She called the DPW about the Liberty Lane sewer line. Cornerstone, she noted, is an excellent proposal. The property is now on the brink of being developed. Ms. Woolsey discussed a committee that was formed. Cornerstone and the old sewer line was discussed. Abutters who feed into the line and signing a hold harmless was discussed. Ms. Woolsey wants the Planning Board to coordinate with the BOS about light industry, education. We have no sewer was discussed.

Mr. McNamara discussed the PRC process. The Town works with developers and Boards and Departments from there. Nothing will be overlooked. We know there are issues with that property. Ms. Woolsey discussed the potential hotel also. Mr. McNamara said he is looking at the whole area.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Ms. Woolsey asked about the Home Harmless Agreement. Mr. McNamara said we cannot answer this. Ms. Woolsey is concerned about this.

Mr. Waddell said this issue is being dealt with in detail. From legal and every aspect; DPW, etc. It will not move forward until it is satisfactorily settled.

Ms. Woolsey asked if it's fair to put developers through over a year or more of planning. Mr. McNamara said 'yes', if we need to.

Ms. Woolsey asked if everyone is aware and Mr. McNamara stated 'yes'.

Ms. Woolsey asked if the Planning Board and the BOS are considering financing for sewer construction in the near future. Mr. Waddell said it will be finalized. Steps are being taken to solve issues. Mr. Waddell discussed developers needing to do their homework.

Ms. Woolsey asked if there is a goal for the west side of Town. Mr. Waddell said this is a BOS issue.

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of September 7, 2016

MOTION by Mr. Emerick to approve the September 7, 2016 Minutes.

SECOND by Mr. McMahan.

VOTE: 5 – 0 - 2 (Ciolfi and Olson)

MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

• **Discussion regarding Accessory Dwelling Units**

Mr. Bachand stated this meeting topic was posted on the website for the Town residents as well to be informed. Since the last meeting, he and Attorney Gearreald met with Mr. Schultz to come up with ideas to help in drafting the Amendment. Mr. Bachand discussed floors and living floors and sprinkler systems. A finished basement would not count as a living floor, but attic space does. If the attic is finished in a two-story home, it's now considered three stories. If an ADU is added to that, the entire building must be sprinklered. Mr. Bachand said a duplex situation requires sprinklering with height. If the ADU is attached, that is to be sprinklered per Mr. Bachand. It is the third story with the ADU that trips the sprinkler.

Mr. Bachand discussed rental CO's. The unit that is rented needs a CO (Certificate of Occupancy). If someone wants to rent out their primary residence (i.e. "snowbird" situations), that needs a CO for the time period it's rented.

Mr. Bachand addressed the question about people jumping in and out of an ADU. Mr. Schultz said there is no restriction on that. Typical building permits apply. The Board can consider a conditional use permit (to discontinue the ADU). Mr. Bachand said although it may not need a conditional use permit, but it may be a way to monitor it.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Mr. Emerick said one should undo it because people would be paying for two units. It makes sense for one to un-do it so the Town knows where it stands as well.

Mr. Olson asked about tearing out a 2nd kitchen—does that undo it was asked. The total tax is two dwelling units instead of one big house.

Mr. Bachand looked into the number of single-family homes in the District. RA has the most single-family homes with 2,929. RB is second with 723 (also allows duplex). Mr. Bachand said in the RA Zone there are existing lots of record that do not conform with current lot requirements; the impact can be astronomical.

General has 125 homes. BS is 185; Industrial has 12; Business has 22; RCS has 147.

Mr. Bachand attended the RPC meeting recently and he was provided summary documents which are in the Board's packet and are available at the Planning Office. A model ordinance is available also. Mr. Bachand discussed the beach area. He believes the RA Zone can have some tricky areas. Mr. Bachand discussed septic systems; additional nutrients that can reach water bodies.

Mr. Bachand discussed condominiumization, bedrooms, etc. The RPC is recognizing many concerns. Their model ordinance was useful and has some good examples. Attorney Gearreald began working on a draft Ordinance. Mr. Bachand thinks there is other information that can be helpful as well.

Ms. Carnaby said there is a big meeting; Thursday 9/29 at 7:00 p.m. at the Exeter Library. Mr. McNamara said you have to register. Anyone who wants to register can go to the RPC website. Mr. Bachand is attending.

Ms. Carnaby showed how much of Hampton is RA and RAA. Mr. Emerick said anywhere we allowed a residence to be built, could have an ADU. The BS Zone is a scary one per Mr. McNamara. Mr. Bachand said you still have to have adequate parking spaces.

Mr. Emerick discussed the Industrial Zone. Single-family uses are not allowed in the I Zone. They are already non-conforming and this would increase non-conformity. Mr. McNamara said they would need a variance.

Attorney Gearreald said some things are not in the table. Anything not permitted is prohibited.

Mr. Emerick said it won't be solved tonight. Mr. Bachand wants them to take the information and digest it. Mr. Bachand wants to discuss his Decision Points document (available at the Planning Office), which will help finalize the Ordinance.

We can incorporate discussions on the points into another document.

Impacts of ADU's. Mr. Emerick said we don't have a choice. Would we want attached or detached. Mr. Olson said let's agree it's RA (the most significantly impacted zone). Mr. McMahan said the beach is mostly BS—some RB. The Other side of the bridge is RB. Sun Valley is RA. Mr. McMahan said most buildings have accessory units already. Parking is an issue in that area.

Ineligibility of ADU's. Minimum lot areas. Mr. Emerick does not think the Planning Board can stop it; Mr. Olson said it does not conform.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Wendy Welton, 4 Mace Road, appeared. She discussed lot sizes. If you already have more house on your lot than you are allowed, then it is not a given that you can do more; whether it's an ADU or anything else. She thinks if you are overbuilt for the lot, you better have a good reason for asking for more. Lot size can't be used as a restriction per Mr. Emerick. Mr. Bachand said if it's non-conforming, he believes we can change this. Ms. Welton would ask a client if they can split the house in half. If the house is too big for the lot, they can't go forward.

Mr. Emerick said it needs to be worded carefully. Don't add more volume if they are oversized per Ms. Welton. Drop back per Ms. Welton to the rules we have with the one exception if there is a 2nd dwelling currently existing or not.

Mr. Emerick said if a house is conforming, but they put on an ADU and it becomes non-conforming, then it is allowed. If the size would make it non-conforming, it should not be allowed per Ms. Welton. Mr. Emerick thinks if you have a conforming residential structure, and one puts an ADU on it, it may become non-conforming but we can't stop them from doing it.

Mr. Bachand thinks it has to conform to dimensional requirements. Ms. Welton thinks Towns cannot use lot size to restrict this. If you already have existing zoning limiting a size of the structure per Ms. Welton, you have to have a certain size lot for a certain size building.

Clarification of the Senate Bill should be discussed.

Mr. Bachand said this is a new law (SB146), and believes for the purposes of ADU's it needs to have a minimum of the 15,000 s.f. in our current zoning (for the RA district).

Mr. McMahon said if it's a pre-existing lot of record, 10,000 square feet – they can't have an ADU on it. Mr. Bachand said that's why we're discussing this. How many are undersized was discussed. Mr. McMahon asked how many non-conforming lots we have. **Mr. Bachand said he will see if he can get that answer.**

Ms. Welton said the vulnerability is if the ordinance – single family of (?) size would be allowed; the same (?) size could be a primary in an ADU. Non-discriminating based on size. Ms. Welton said there is a deep well in zoning to make it non-discriminatory. She thinks this needs to be clear. She wants people to understand it.

Ms. Welton asked about the residence requirement; if it's the owner's residence. What if the owner dies or goes into assisted living. Does one or the other unit have to be vacant was asked. Issues being tied up in probate was discussed. She's encouraging the Town to make provisions, if there is a requirement for an owner to live in the residence that a provision gets put in for the elderly resident. Empty houses were mentioned.

Ms. Welton said there should be a provision for both units to be rented. Mr. McNamara said the owner of the house has to live there. If two people are now allowed who aren't the owners, it's tricky. Ms. Welton said it could be simple like thinking ahead as to what kind of (not variance) short term rentals or how will it be handled when it does come up. Enforcement will be faced where you have half a unit empty. Ms. Welton discussed seasonal rentals.

Limit to one ADU per unit. The Board said 'yes'

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Owner Occupancy of Units. That is the law per Mr. Emerick. The law says “may” per Mr. McMahon. The Board does want to do that. Ms. Welton said investors will buy up homes. She said the Town should want the owner requirement.

Form of proof of ownership. Board agrees. It could be a deed or utility bill. Or the tax bill. Attorney Gearreald discussed exemptions that people get (like Veterans). Just because someone owns property does not mean it is their primary residence. Voting records and registering the car was discussed.

Maximum number of bedrooms being 2 was asked. Number of Occupants was asked. That has to do with HUD. Attorney Gearreald tried to address that. Maximum of two people. Attorney Gearreald said no bedroom can be less than 7' x 10'.

Two will be the number of occupants per bedroom. Ms. Carnaby asked if there's a single mother with two kids; Mom gets one; two kids get the other.

Unrelated Individuals. Attorney Gearreald said to not go there.

Look and feel of single-family homes. Off-street parking. Attorney Gearreald said we have some standards in the Ordinance under VII. The look and feel of single-family home should be maintained.

Mr. Bachand asked about the language of Section 7.8 and modifications. Mr. Olson thinks it's subjective. One's opinion of aesthetic continuity may not be someone else's opinion.

Ms. Welton discussed an architecture book. She thinks the language should be broad to give leeway. Mr. Bachand said we don't want homes to look to like two-family homes.

Minimum and maximums of ADU's. Interpretation. It has to be at least 350 s.f. or some number per Mr. Emerick. Mr. Bachand thinks the Town cannot require them to construct a unit of less than 750 s.f., but if the applicant wants to construct a smaller unit, they can do so. That's Mr. Bachand's interpretation. Mr. Bachand asked Julie (RPC) and she agrees. Mr. McNamara said we can say the minimum is 600 s.f. Maybe the Building Code could be brought in. One room has to be a minimum of 150 s.f.; you have to have a kitchen. Ms. Welton said if we don't have a bottom limit, you will allow a person to live in a small space. Ms. Welton doesn't think the Town needs to put a lower limit; the Building Code does that for the Town.

Mr. Bachand said the RPC mentioned ADUs to be 33 percent of the primary dwelling; that could be the maximum. Ms. Welton said you can cap it as a point.

Mr. Emerick likes the size of the unit. He likes 33 percent. What if it's a small house was asked. Mr. Bachand said if a 1200 square foot house; it would be 750 unless they want to construct it smaller.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

An 850 s.f. apartment was discussed; a standard two-bedroom condo is 1200 s.f.. You don't need to go bigger than that. Ms. Welton thinks 950 s.f. to 1,000 s.f.

Ms. Carnaby said if that goes beyond setbacks, that is a restricting factor. Mr. Bachand said 'yes'. If you allow them to go too big per Ms. Welton, size will limit occupants.

Mr. Ciolfi exited the meeting.

Detached ADU's. Mr. Bachand said people were thinking RAA in certain instances. Because of larger lot sizes. Ms. Welton said no towns are allowing detached. Mr. Bachand said it was a topic amongst the Planning Board. How is an existing detached garage viewed was asked by Mr. McMahon. Mr. McNamara said you can't have a detached structure. You can't build a new detached structure per Ms. Carnaby. Mr. Bachand used a carriage house style building. Can they convert it to an ADU. Mr. Bachand thought that may be a way it may work. No new structure. Ms. Welton thinks they should go for a variance for a detached ADU.

The Board did not want these to go to the ZBA. Mr. McNamara said he doesn't want detached. Mr. Bachand said we'll say 'no' for now. Attorney Gearreald said if you allow detached in different zones it could cause problems.

Ms. Welton said maybe the building has to be existing for a certain number of years before the unit can be considered to be an ADU.

This will take effect this fall because once it's on the ballot, it becomes law. Once we advertise it for public hearing per Mr. Bachand, it is in effect.

Impact Fee. Ms. Carnaby said 'yes'. Not just related to schools, but that is all we have right now. **Mr. Bachand said we need to revisit impact fees later.** Ms. Carnaby asked when we will deal with this.

Mr. Waddell noted this will impact schools.

Mr. Bachand asked about impact fees already paid and now an ADU is added. Add the \$2,485 per the Board.

Home occupations prohibited. Yes, add that. Mr. McMahon said that should already be in the Ordinance. Mr. McMahon said to emphasize it. Ms. Carnaby asked if this is for the owner residence and ADU? Yes. Ms. Carnaby thinks we need to say that.

Mr. Bachand asked about the ADU definition. Whatever the law says per Mr. Emerick.

Placement of ADU is fine per the Board.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

Trusts, LLC, Partnerships. Section 3.A.4 – we talk about lot owner being a trust. Some party affiliated with the property was asked about. Attorney Gearreald and Mr. Bachand will work on this and the Board agreed. Ms. Welton said if the LLC is in the children's names, that should be taken into consideration. Mr. Bachand said the Board has talked about this.

Ms. Welton gave an example of an 80 year old, who transfers property to adult children. Is that an owner in the residence was asked.

Mr. Bachand said it will be looked at.

Water supply and sewage. The Board said to use this (what is in the current draft).

Additional Lot area for ADUs. The Board said 'no'.

Prohibiting condos? Yes per the Board.

Mr. Bachand said we will move toward having the Ordinance drafted for the 2nd meeting in October. There should be something more solid in place by then.

- **Architectural and Site Design Guidebook**

Mr. Bachand said last Thursday there was a meeting with the RPC. Mr. Olson, Mr. McMahon, Ms. Carnaby and Ms. Kravitz discussed the scope of the project. This deals with the grant for architectural and site design. The RPC is doing an outline. A desired study area was discussed, i.e. Liberty Lane/Exeter Road and Route One Corridor. These are areas of focus. Mr. Bachand discussed signage parking lot configuration, all landscape and lighting and roof lines.

The guidebook can be incorporated as an appendix to the Site Plan Regulations. They will need to be worked on as well. There will be three meetings with the Planning Board. One public information meeting will be held. Routine staff meetings as needed will occur. It would start this fall – and done by May 30th of next year. Ms. Carnaby was happy with the meeting.

- **Update on Northern New England Planning Conference – September 8th and 9th**

Mr. Bachand discussed the conference he attended. It was interesting. He liked the Portsmouth African burial ground presentation. Art space was discussed. Presentation on incorporating arts into revitalization. Summary of NH coastal adaptation – Jay Diener represented. The Master Plan process was discussed also. Character based zoning was discussed. It's like a Form Based Code.

HAMPTON PLANNING BOARD

MINUTES

September 21, 2016 – 7:00 p.m.

- **Event Reminder: Hampton Salt Marsh Walk (Saturday, September 24th at 10:30 am)**

Ms. Carnaby said to meet at the Tuck Museum to carpool to do the walk on the marsh. It is \$10 to register. Wear flip flops or boots. It is a walk on the marsh. Experience the ‘sponge’ of the marsh. Keeping us in balance. This is run by Ellen Goethel.

On Wednesday, September 28th, CRS grant – flood preparedness workshop. This is for those in special flood hazard areas to learn about their properties and how they will be affected. How to use FEMA online mapping will be demonstrated. There was a workshop on the 14th; not heavily attended. This is on the website as well per Mr. Bachand. The CRS grant is wrapping up soon.

VIII. ADJOURNMENT

MOTION by Mr. Emerick to adjourn.

SECOND by Mr. Olson.

VOTE: 6 – 0 – 1 (Ciolfi)

MOTION PASSED.

MEETING ADJOURNED: 9:15 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING