

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Sharon Mullen, Clerk
Keith Lessard
Alex Loiseau
Brendan McNamara
Richard Sawyer, Selectman Member
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT:

I. CALL TO ORDER

Mr. Emerick commenced the meeting by leading the Pledge of Allegiance and had the Planning Board members and Steering Committee introduce themselves. The above Planning Board members were present and the Steering Committee consisted of Pat Bushway, HBAC; Brian Warburton, Budget Committee; Frank DeLuca, SAU 90; and Anthony Ciolfi, Hampton resident. Members Barbara Kravitz, resident-at-large and Erica DeVries, ZBA, dialed in. Steve Whitman, Resilience Planning & Design was present.

Mr. Emerick asked the Steering Committee and Planning Board if it minded if the Board hears the continued public hearing before addressing the Master Plan. The Board and Committee concurred to hear 66 & 68 Island Path first.

***23-001 66 & 68 Island Path** *(continued from January 4, 2023)*

Map: 282 Lot: 1

Applicant: Alison & Catherine Glavin

Owner of Record: Same

Wetlands Permit: Construction of a toe stone protection with biostabilization system to prevent erosion and to re-vegetate lawn area previously eroded by rising tides.

Jason Aube, TFMoran, appeared. This project went to the Conservation Commission last month. They have a NHDES permit also on this project. It was discussed 1,594 square feet of uplands is being impacted. The project is to construct a living shoreline. The NHDES likes these to stabilize shorelines. The owners have a lot of erosion. There are two retaining walls. They will put in toe stones and put fill in behind and add native plantings. The Conservation Commission liked the plan, but they want the width increased of plantings. They have increased the width by two additional feet. No new structures; no walkways, patios, etc. They are protecting it for sea level rise. The applicant received the Conservation Commission letter. They have incorporated the recommendations.

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

BOARD

Mr. Lessard asked when the provided file photo was taken. **Mr. Aube does not know. Mr. Lessard asked him to find out. Mr. Aube thinks late October or November.** Closer to the King Tide was stated.

**PUBLIC
BOARD**

Mr. Bachand said he recommends approval along with the conditions in the Conservation Commission’s letter dated December 21, 2022, but adding for the applicant to provide the Planning Office with the date of the photos that were filed with the application.

MOVED by Mr. Lessard.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

II. ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Discussion – Master Plan (Second Draft)
3. Master Plan Adoption Process (proposed public hearing date - February 15, 2023)
4. Next Steps

PUBLIC

Mr. John Nyhan, 241 Drakeside Road, appeared. He is representing the Chamber as President. He appreciates Mr. Bachand’s efforts in passing on the letter that was sent. He congratulated the Steering Committee and Mr. Bachand and Resilience’s efforts and work.

Mr. Nyhan hopes commercial and residential development stays active in this Master Plan. Affordable housing was discussed. He feels the Town needs to look at different ways to create affordable housing. From a business perspective, businesses have needed workers, but the workers have no place to live. Economic Development was discussed. He would like this looked at from a regional strategy perspective.

Mr. Nyhan wants included in the Master Plan support of a multi-model transportation network, i.e. bike paths, public transportation. He feels it is needed in the area. Having transportation from Seabrook to Portsmouth was discussed.

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

Mr. Nyhan also suggested visuals of downtown Hampton – he noted the beautiful concept of downtown Hampton. He hopes an item is extended into the draft –that is the removal of utility poles. The utility poles were nowhere in the Master Plan draft. Experience Hampton did an analysis of the cost to relocate or have utility poles placed underground. It was close to \$12 Million. The Town said thanks, but come back again later. Maybe there is an opportunity to revisit that. Not local or state funds. He wants the Town to explore the opportunity of doing that with Federal dollars. Creating a historical downtown whereby poles should be removed.

Mr. Nyhan emphasized he realizes the business community was a johnny come lately to the table. Businesses should have been involved before the 11th hour. He apologizes for not being up to date. He is willing to commit the Chamber; if there is any implementation committee or other steps once the Master Plan is approved, **The Chamber is willing to be an active player**. It is willing to coordinate a partnership with the business community and the Town of Hampton.

Mr. Emerick introduced Tori Bamford, Hampton’s new Coastal Resilience Coordinator. Everyone welcomed her to the meeting.

Patricia Steele, 4 Presidential Circle stated she is not familiar with the Master Plan. She sees a lot of building and construction coming in. She asked about what is happening with eminent domain. She discussed traffic and streets around Exeter Road, High Street, Lafayette Road. How do we do this without widening streets was asked. What happens when vacationers come in. Who pays for all this work was asked. Mr. Emerick does not recall eminent domain being demonstrated at any time in Hampton. Ms. Steele noted the potential for congestion is huge.

Ms. Steele also researched that Hampton is #3 or #4 in density in the State. These issues need to be transparent. This meeting is public per Mr. Emerick. She discussed sandcastle contests, dogs needing to be registered, etc. Why is there nothing online for large projects was asked.

Mr. Lessard noted one can call the Town and be added to the Town email to get on its mailing list. They can sign up for it. Trash being cancelled is on there among other things. Ms. Olivier noted there is a ZBA meeting tomorrow on one of the large projects she is discussing. Mr. McNamara noted the projects don’t all come in to be heard at the same time.

It was discussed where one looks for agendas and minutes—hamptonnh.gov. Agendas and Minutes are posted online and at Town Hall.

Helen Brosseau, 250 Woodland Road, appeared. She asked about the proposed projects. It was noted by the Board that they have not been approved yet. We have not received applications yet. These projects are not a done deal. Mr. Emerick discussed widening the streets; it is part of the Master Plan. We want the downtown to be more vibrant. More cars; more development. We’re trying to strike a balance. No one has talked about eminent domain.

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

Steve Whitman discussed comments from the Planning Board and Steering Committee submitted ahead of time. Most comments were submitted in writing.

Mr. Ciolfi discussed activity areas for school-aged kids and senior citizens. He knows about the new Recreation building. Kids go home now and sit; schools and gym facilities are not open after school. Activity spaces for school-aged children and senior citizens are needed.

Mr. Lessard discussed the HUB. Maybe that can be included. We need more fields per Mr. Lessard.

Ms. Mullen was impressed with the plan for implementation. She asked how much we will be doing. How are we going to enact this was asked. The Board discussed a hierarchy of lead and ease of implementation and affordability. Where does the sweet spot get hit was asked. Is that something the committees may examine was asked. Mr. Whitman said yes.

Mr. Whitman said to put the implementation actions under themes, but the future committee will look at it and decide where to start. There needs to be flexibility. Maybe utility lines will be quick; maybe it jumps to the top.

Mr. Whitman discussed Jay Diener's comments. They are available at the Planning Office. Mr. Whitman reviewed Mr. Nyhan's comments and he appreciated him being here tonight.

Mr. Ciolfi's changes were discussed and they are available at the Planning Office.

The timeline was discussed. Mr. Whitman is giving until the 25th, at the end of the day to provide any additional comments on the second draft.

The legal notice will need to be submitted next week to be heard on February 15th. Mr. Ciolfi's name needs to be added to the document along with Jason Bachand and Laurie Olivier. It was noted the Conservation Commission could be added in the document as well.

Process going forward. After adoption of the plan - which is February 15th or after if we need another hearing, we will see. Implementation would happen after that. It will take a few months after the adoption of the plan. There will be meetings with the Steering Committee and see who the players will be for the Implementation Committee. The Implementation Committee meetings may begin to take effect late spring or early summer. It (the formation of the Implementation Committee) should come from the Steering Committee and the Planning Board. There should be a diverse group of people. Perhaps the Implementation Committee would meet every other month after that for the rest of 2023, than quarterly afterward. A video will also be prepared and provided on the Town website.

Ms. DeVries will send comments separately to Liz Kelly. Ms. DeVries thinks the document is well done.

Mr. Whitman said the implementation committee is new here. It may be found that the current Steering Committee is exhausted; maybe the Planning Board loses energy. The Implementation Committee can be task focused. It can be comprised of business folks and other folks.

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

III. CONTINUED PUBLIC HEARINGS

23-001 66 & 68 Island Path (continued from January 4, 2023) **Heard Above - See Page 1*

Map: 282 Lot: 1

Applicant: Alison & Catherine Glavin

Owner of Record: Same

Wetlands Permit: Construction of a toe stone protection with biostabilization system to prevent erosion and to re-vegetate lawn area previously eroded by rising tides.

IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of January 4, 2023.

MOTION by Mr. McNamara to accept and approve the Minutes of January 4, 2023.

SECOND by Ms. Mullen.

VOTE: 5 – 0 – 2 (Lessard and Loiseau) MOTION PASSED.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **14 Dover Avenue – Request for a one-year extension of the conditional approval for condominium conversion**

Mr. Bachand noted this application was conditionally approved February 2nd of last year. They are working on condominium documents, which they got to us today. Our Town Attorney needs to review. Mr. Bachand recommends the one-year extension to February 2, 2024.

MOVED by Mr. Lessard.

SECOND by Mr. Loiseau.

VOTE: 7 – 0 – 0

MOTION PASSED.

- **Housing Opportunity Planning (HOP) Grants**

Mr. Bachand discussed the HOP grant program. He has been communicating with Jenn Rowden of the Rockingham Planning Commission (RPC). The Grant Application was discussed; we just received this information this afternoon. The RPC suggests we pursue Phase II which is the regulatory audit and apply later for Phase III which is regulatory development. They (RPC) are also suggesting Phase I, needs analysis and planning. Mr. Bachand discussed this with Ms. Rowden and he feels it makes a lot of sense. There is data coming from the Regional Housing Needs Assessment, which will be released very soon. Pursuing Phase I will give us supplemental information to complement our Master Plan. Mr. Bachand also talked with the Town Manager. This application is for Phase I and Phase II.

HAMPTON PLANNING BOARD

MINUTES

January 18, 2023 – 7:00 p.m.

Mr. Bachand read the following Motion, which he recommended to the Planning Board for a vote:

To file a grant application for Phase I - Needs Analysis and Planning, and Phase II – Regulatory Audit of the Housing Opportunity Planning (HOP) grant process, in conjunction with the Rockingham Planning Commission, with the application to receive a final review and editing by the Town Planner prior to signature. The Planning Board authorizes its Chairman to sign the application under the authority under RSA 673:16, I.

It was noted this is all funded under the grant.

Mr. Sawyer asked if this needs a secondary hearing. He noted one to apply; one to accept the funds. After an award of funds, it goes to the Board of Selectmen (for acceptance of the awarded funds).

It was noted the Application is due January 27th.

MOTION by Ms. Mullen to move the Motion forward as Mr. Bachand read above.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. Bachand discussed the meeting that he and Ms. Carnaby attended last week with the RPC on the Regional Housing Needs Assessment. He noted it was a very good meeting. A lot of eye-opening information was given about housing in the region. Mr. Bachand learned about regional population data, housing production has slowed, costs increasing, etc. Rents are up 47 percent since 2010. Home prices are up 99% in that same time period. The housing stock currently does not meet the needs of the area.

Mr. Bachand said that, hopefully, we will be successful with (our grant application for) the HOP grants and get to work on our ordinances.

Ms. Carnaby is in awe of how that organization (RPC) has grown. We look forward to the finished product.

VIII. ADJOURNMENT

MOTION by Mr. Loiseau to adjourn.

SECOND by Mr. Lessard.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 7:57 p.m.

Respectfully submitted,

Laurie Olivier, Office Manager/Administrative Assistant

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING