

Hampton Beach Area Commission

Minutes of meeting on: 3/28/19

This meeting was recorded by Channel 22

Meeting called to order at 7pm by chair Nancy Stiles, followed by the Pledge of Allegiance



Town of Hampton



NH Dept of Natural and Cultural Resources



NH Dept of Transportation



Hampton Beach Village District



Hampton Area Chamber of Commerce



Attending:

Commissioners:

Nancy Stiles, Town of Hampton and Chair
Dean Merrill, Member at Large and Vice Chair
Rick Griffin, Board of Selectmen Representative
Barbara Kravitz, RPC representative
Michael Housman, NH Dept Natural & Cultural Resources
Bob Preston, Hampton Chamber of Commerce
Chuck Rage, Hampton Beach Village District
Robert Ladd, Hampton Beach Village District

Not present:

Bill Watson, NH Dept. of Transportation

Also present:

Jason Bachand - Town Planner
Ann Carnaby - HBAC meeting assistant

Public Comment related to agenda items:

none

Appointments:

Tom McGuirk

Reports that he is here to discuss an idea to do a visioning committee for the beach he and Barbara Kravitz did one a few years ago for the downtown area, and now he has some issues on the beach...

The precinct has had increased development recently - some good, some needs tweaking, The zoning ordinances for the beach don't make sense. We have to avoid blocks of 50' tall buildings we don't want.

The visioning committee for downtown was made up of himself(McGirk), representatives from the Planning Board, Regional Planning Commission, Unitil, and downtown stakeholders. It took a year - the group hosted a charrette for guidance for an inviting downtown, and we need to do this for the beach.

The charrette was from a \$30,000 grant, and it keeps being brought up GRIFFIN - some of the charrette information is being used now for information for the downtown -

LADD - the impact of increased development is in the pipeline now

BACHAND - it will be done as an update to the Master Plan for the town - that was the purpose of Article 20 on the warrant this year, was to appropriate \$18,000 in order to work with the RPC to develop phase 1 of the Master Plan, since ours is very old this point, and the Planning Board cannot do it on their

own. The article didn't pass, but the Planning Board has started to form a steering committee which will engage in some visioning steps with representatives from the RPC, DES, etc. Another cycle of zoning will be coming up for 2020 which may guide some of the conversation with the steering committee. This is an ongoing process through completion of the Master Planning process to when the new plan is adopted - we can do charrettes as part of the process

MCGUIRK is on the Zoning Board & he feels as though they are at odds with the Planning Board for no apparent reason - the ZBA is asking for a roadmap so the Zoning Board members won't be questioned about their decisions - the ordinances don't make sense - they don't want to see people asking for the world and they don't want to box themselves in...

BACHAND - the Master Plan development will be an important part of this process

MERRILL - is there someone on staff at town hall who is a grant searcher??

BACHAND - no, but that would be a good person to have on board- there may be some DES coastal program grants available

STILES - the commission doesn't want to duplicate anything the Planning Board is doing - we have to leave it in the hands of the Planning Board

MCGUIRK - agrees

STILES- Welcomes Barbara Kravitz as the new RPC representative to the HBAC to replace Fran McMahon, who stepped down recently.

KRAVITZ - stated the Executive Board appointed her to replace MCMAHON, and they all extend their sincere thanks to Fran for his service.

Minutes of previous meeting:

there were no corrections

approval moved by GRIFFIN

seconded by HOUSMAN

majority approved, 4 abstentions- MERRILL, HOUSMAN, RAGE, KRAVITZ, no nay votes

New Business

GRIFFIN announced the April 15th meeting of the Board of Selectmen will focus on trash issues - the board will discuss, then open the conversation to the public

LADD - will that include residences?

GRIFFIN - there will be trash pickup for any place that is 5 units or less

they are looking at collecting glass separately, as it can be ground and used under roadbeds as a sub base - it will prevent potholes. Part of this policy is to save tax money

RAGE - The Hampton Beach Village District voting is next Wednesday from 1 - 7pm. The District meeting starts after the voting ends. A person has to be registered to vote in the Village District, and not just the town, to vote in this election.

Treasurer's report (Housman) Balance is \$7,405.11

New Business

LADD - there is no recommendation for the new project at the Kentville site PRESTON - that proposal is another box with no regard to architectural design - there will shade on the beach well after 4pm - it should be attractive for people coming in on Highland Ave - this is the gateway to the beach and should be attractive

RAGE - likes the idea of 1 bedroom units - the property should be developed, but maybe don't need stores on the ground floor

BACHAND - the developers will be before the Planning Board again next week - retail stores are not required on the ground floor in this zone

STILES -the CEDS application and a cover letter with 5 letters of support and a map are going Jenni-

fer on Tuesday. Three miles of Ocean Blvd are included - up to High St in this project of \$52 million. Stiles has the opportunity to present this project to the Regional Economic Development Commission (REDC) at 11 am in Londonderry - Stiles will be away on along-planned vacation - MERRILL & RAGE will work out representation for her.

KRAVITZ explained the importance of having the endorsement of the REDC for this project, since the bridge is already in the financing queue, and this project will involve and connect the rest of the area. In the fall, the RPC will be looking at projects for the next round of 10year plan projects.

RAGE - things are opening on the beach - the boardwalk, the Casino will have it's first show on the 2nd of April

PRESTON - the beach is a cash register for the town, and he wants to be certain that we stay on top the trash issue to keep the beach clean

GRIFFIN - the issue isn't about not picking up the trash, it's about making it more fair.

Next meeting: April 25

Adjourn at: 7:50pm

motion by: GRIFFIN

second: by: LADD

Vote: unanimous

Respectfully submitted,

Ann Carnaby, meeting assistant