

**HAMPTON PLANNING BOARD**

**DRAFT MINUTES**

**May 17, 2023 – 7:00 p.m.**

**PRESENT:** Ann Carnaby, Chair  
Tracy Emerick  
Sharon Mullen  
Keith Lessard  
Ward Galanis, Clerk  
Steve Chase, Alternate  
Rusty Bridle, Selectman Member  
Jason Bachand, Town Planner

**ABSENT:** Brendan McNamara, Vice Chair  
Laurie Olivier, Office Manager/Planning

**I. CALL TO ORDER**

Chair Carnaby commenced the meeting by leading the Pledge of Allegiance and introducing the Planning Board members.

**II. ATTENDING TO BE HEARD**

**Jennifer Rowden, Rockingham Planning Commission**  
Housing Opportunity Planning (HOP) Grant Project

- Discussion of Housing Data
- Possible Public Presentation Dates
- Next Steps and Schedule

Mr. Bachand noted that Jennifer Rowden (RPC) had a last-minute childcare conflict and was unable to attend this evening. She sends her apologies.

Ms. Rowden asked Mr. Bachand to pass along a couple of items to the Board. She will be sending a housing data document to Mr. Bachand in the coming days. It will be forwarded to the Planning Board. It will be for initial review and comment. On June 21<sup>st</sup>, Ms. Rowden will attend the Planning Board meeting to discuss the housing data document and other HOP project items.

Regarding the project schedule, Ms. Rowden wants to know if the Planning Board is willing to hold a special meeting on July 12<sup>th</sup>. She is looking to have a public forum, perhaps at the August 16<sup>th</sup> regular Planning Board meeting. It would be good to get in another meeting to prepare. Mr. Emerick wants to know what we are meeting about. Ms. Mullen asked why this can't be done at a regular meeting. Mr. Bachand said Ms. Rowden represents other communities as part of her work at the RPC, and there may be a schedule conflict. Mr. Bachand said he will (tentatively)

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reserve the meeting room for July 12<sup>th</sup>, but we will circle back on this with Ms. Rowden on June 21<sup>st</sup>. Ms. Carnaby noted there is also an RPC Commissioners meeting that evening (July 12<sup>th</sup>). Mr. Bachand noted that there are a lot of things that will be happening soon with the project.

**III. CONTINUED PUBLIC HEARINGS**

**23-014 972 Ocean Boulevard** (continued from May 3, 2023)

Map: 152 Lot: 20

Applicant: Robert Moses, Trustee

Owner of Record: Gena Cohen Moses & Robert Moses, Trustees, Gena Cohen Moses Trust

Wetlands Permit (ATF): Complete emergency repair of existing rip rap. Enhance existing rip rap in existing footprint. Perform in-kind repairs as needed. Replace existing steps to the beach w/addition of handrail for safety and include in-kind repairs.

Mr. Robert Moses appeared. He is the Trustee of property at 972 Ocean Boulevard. He and his wife have owned the property for around two years. The waves have been battering the riprap and moving the rocks around. They have approval for emergency repairs. He would like to do two things. The steps are not straight, and he would like to replace them in-kind but maybe curve them a bit to add protection from the waves. He would also like to bring up the slope, but he does not want to change the height of the riprap. It is changing the pitch. He wants to do this all in the exact same footprint. He measured the existing riprap. He also spoke with the Conservation Commission.

Mr. Emerick said that he was on the site walk. It is primarily reconfiguring what is there.

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Mr. Bachand noted that the approval can only be for two years. An extension would need to be requested to go longer. The applicant may also need to go before the Board of Selectmen. It may affect the Town Beach. It was noted this application is partially after-the-fact.

**MOVED** by Mr. Lessard to approve the Wetlands Permit application along with the stipulations contained in the Conservation Commission letter dated April 26, 2023.

**SECOND** by Ms. Mullen

Mr. Bridle asked about access and how they are getting the equipment out there. Mr. Moses said they will use a path on the side of 968 (Ocean Boulevard). He said it is a public access road. Mr. Bridle said they will need to go to the Board of Selectmen to get permission for access. Mr. Moses said he will speak with Anthony Curro, who has been on the beach and is doing the work.

**VOTE: 7 - 0 - 0**

**MOTION PASSED.**

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**IV. NEW PUBLIC HEARINGS**

**V. CONSIDERATION OF MINUTES of May 3, 2023**

**MOVED** by Mr. Emerick

**SECOND** by Ms. Mullen

**VOTE: 6 - 0 - 1 (Chase)**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**Town of Hampton Master Plan Informational Exhibit at Hampton Garden Club Plant and Bake Sale – Saturday, May 20, 2023 (9 AM to Noon) @ Hampton Centre School**

Mr. Bachand discussed the Hampton Garden Club Plant and Bake Sale. It is this Saturday from 9:00 AM until Noon at the Hampton Centre School. We will again have a Master Plan informational table at the sale. Unlike last year when we were working on the Master Plan and collecting feedback, we now have an adopted Master Plan. We will be sharing information about the Master Plan and the process. We will also provide information about our Master Plan Implementation Committee which starts on June 28<sup>th</sup>. Mr. Bachand encouraged people to come for the Plant and Bake Sale and to visit our exhibit.

**Seabrook-Hamptons Estuary Alliance (SHEA) Coastal Resilience Resource Fair – Saturday, May 20, 2023 (9 AM to Noon) @ Hampton Centre School Gym**

Mr. Bachand discussed the Seabrook-Hamptons Estuary Alliance (SHEA) Coastal Resilience Resource Fair. It is also this Saturday from 9:00 AM until Noon in the Hampton Centre School gymnasium. The focus is mostly on coastal flooding and storm surge issues. Many organizations will be there including (but not limited to) the NHDES Coastal Program, the NH Floodplain Management Division, the Seacoast Science Center, and Carpentier Construction. It should be very informative. People are encouraged to come out for this event as well. It is an opportunity to learn about many of the things the Town is working on. It will be indoors in the gymnasium.

Mr. Emerick suggested having the map of the new Groundwater Protection District on hand for Saturday.

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**Public Hearing – Environmental Component Update for the Hampton Beach Area Master Plan - Tuesday, May 23, 2023 (7:00 PM) @ Hampton Academy - Auditorium**

Mr. Bachand discussed the upcoming public hearing for the Hampton Beach Area Master Plan update. It is next Tuesday, May 23<sup>rd</sup> at 7:00 PM in the Hampton Academy Auditorium. The Hampton Beach Area Commission is leading this. It is for their environmental update to the Beach Area Master Plan. The 2018 transportation update was noted - this is the next in a sequence of updates. A copy of the draft will be posted soon to the Town website. He hopes people will come out for this important event and share their thoughts. It will also be included with our Town Master Plan, as previously discussed. Ms. Carnaby said there will be a lot of relevant technical information about sea level rise and environmental changes. The firm doing the study specializes in water engineering and coastal work. It should be very interesting.

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**MOTION** by Mr. Emerick to adjourn.

**SECOND** by Ms. Mullen.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 7:15 p.m.**

Respectfully submitted,

Jason Bachand, Town Planner

**\*\*PLEASE NOTE\*\***

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

**MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**