

**HAMPTON PLANNING BOARD**

**MINUTES**

**August 16, 2023 – 7:00 p.m.**

**PRESENT:** Ann Carnaby, Chair  
Ward Galanis, Clerk  
Sharon Mullen  
Keith Lessard  
Tracy Emerick  
Jason Bachand, Town Planner  
Laurie Olivier, Office Manager/Planning

**ABSENT:** Brendan McNamara, Vice Chair  
Rusty Bridle, Selectman Member

**I. CALL TO ORDER**

Ms. Carnaby commenced the meeting by leading the Pledge of Allegiance and asking the Board to introduce themselves.

**II. ATTENDING TO BE HEARD**

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

- Discussion of Housing Data
- Public Information Session – September 20, 2023
- Next Steps and Schedule

Ms. Jennifer Rowden, RPC, appeared. We received updated housing data. There are minor changes to the newest version. One other piece of data will be added – the average home sales price – Mr. Bachand noted he would like it to be listed by multi-family, single family, etc.

The data document is based on the last Planning Board meeting from June. Ms. Rowden met with a few Board members along with Mr. Bachand. Transit to housing was discussed. Actions from the Master Plan were tied in. Transportation work, Route 1 & 101 (worked on a couple of years ago) may be revisited. The Town may want to reconsider. Working with the flood elevation work is to be discussed at the September meeting. It is not a policy document. It is the latest housing data for future decisions. A public information session will be held to discuss the latest housing data for Hampton; how it relates to the Master Plan and what steps Hampton can take to address some of these issues. It will give the community a chance to ask questions. The Land Use Regulation audit was also discussed. Creating additional housing and barriers to housing will be addressed.

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Mr. Galanis asked about Page 5 – average household income. What is the median was asked. He also asked about the affordable match – to median household. Mr. Galanis asked about 10,550 homes – the breakdown. He believes that is a good idea. He wants to see it broken up into percentiles. Ms. Rowden is happy to look into that. There is more data in the appendices. This document shows the big picture data points; she will send the information in a spreadsheet.

Ms. Mullen said this may be digested separately by other documents. She said possibly noting by year may be beneficial. What year the average household income is from; what the average and median prices are, etc. Is this census data was asked. Yes, per Ms. Rowden. It is all from 2020, but she can add years.

Ms. Mullen discussed units needed. On Page 5. An odd coincidence was discussed. It looks like 20 percent of housing units are seasonal. Ms. Rowden said it does not mean they can only be lived in seasonally. It could mean they are only lived in for a certain time.

Additional homes needed is based on the housing needs assessment. They are intended to be year-round homes. Ms. Mullen said on Page 9, housing – she was trying to figure out if occupied units should equal the housing units plus vacant housing. How do those numbers add up was asked. Ms. Rowden said the dash means they can't get information. The number of housing units should be rental, owner and seasonal.

Mr. Lessard asked about Appendix A. Under RPC population, the comma is in the wrong place. The word “unites” should be “units”. Page 7. Mr. Lessard thinks it is fascinating information. It was noted the amount of housing units needed will probably never be met.

Mr. Lessard asked about average income. Is it clarified somewhere was asked. Dual household, single household, etc. It is census household. It can be a one or six person household. Mr. Lessard asked if we can get households of say two or less or three or more--just to see where the population is. Senior people making less than the average income and families making less as well was discussed. Thinking it is \$90,000. We have some wealthy people and we have a lot of struggling single parents with children living in challenging housing situations. Ms. Rowden does not know if she can get us to that exact parameter. She can get household by size.

Many people cannot afford to live here per Mr. Lessard. Will we have affordable housing or will we have public transportation was asked. We are looking at about 1,500 houses. We need 1,000 units. It is a ten percent increase to 2040.

Mr. Emerick discussed seasonal homes; he noted income is not even counted in this. We need to divide it by 8,000 homes.

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Ms. Mullen discussed individuals living below the poverty line and families with children living below the poverty line. What is the poverty line was asked. It varies by household size and region. It may be in the \$20,000.00 range. It was noted the report states \$400,000.00 is the average home cost in Hampton.

Ms. Mullen asked what are these housing units that we need. We have a lot of two-bedroom proposals for rental units; or rental properties. How is that addressing our need was asked. Ms. Rowden discussed Page 7, affordable units. Affordable housing units are not explicitly low-income units. They are meant for a variety of occupants; teachers, nurses. Affordable housing law/workforce housing, have to be 2 bedroom, i.e. at least 50 percent; some can be single bedroom and some can be age restricted. Affordable covers a variety of folks.

The market rate is part of the discussion and is a part of the new Town Master Plan. Modifying land use regulations to tie into this was noted.

Mr. Bachand discussed the upcoming September meeting (public information session). We need to post fliers. We can put it on Facebook. The Planning Office can also put this on Channel 22. It can be sent by Ms. Rowden in jpeg for social media. The next meeting on this should last about an hour.

Ms. Rowden asked if the Board wants this incorporated into the Master Plan or keep it as a separate document. She also added from the results of the information session in September, she wants to add public engagement to capture it in the document. Ms. Rowden is starting the regulatory land use audit. It can be a stand-alone document or added.

Ms. Carnaby discussed the HBAC Master Plan and how it will also be incorporated.

Ms. Rowden received notification that the InvestNH Program, the umbrella program for the housing opportunity grant, has run out of funding. They ran out of funding a while ago, but there is money in the State Budget in the InvestNH program. She does not know how funds will be used right now. No more applications are being accepted. Doing regulation work may be halted. For implementing regulations, we may need to look for alternate funding sources.

### III. CONTINUED PUBLIC HEARINGS

### IV. NEW PUBLIC HEARINGS

#### Amendment to the Hampton Beach Area Master Plan

Adoption of a Coastal Resilience and Environment Update to the Hampton Beach Area Master Plan, which includes the following sections: Executive Summary, Project Background, Coastal Environment Conditions, Environmental Regulations, and Recommendations. An Appendix with corresponding tables, figures, and additional related information is included. This update will also be inserted into the Appendix of the Town of Hampton Master Plan.

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Ms. Nancy Stiles appeared with Pat Bushway and the consultant (Travis Pryor). The HBAC was established by the NH Legislature in 2003. The purpose was to work with the State and the Town through the means of a Hampton Beach Master Plan. It is being updated now. Commissioner Pat Bushway, Vice Chair, and Travis Pryor who is from GEI Consulting, were present. GEI is an engineering and environmental firm. They have a staff of 1400.

Mr. Pryor has been working with the HBAC for 18 months. He also met with beach residents. We (Town) have an electronic copy of the plan update, and everyone tonight received a hard copy as well.

The HBAC is asking the Planning Board to adopt this 2023 section of the HBAC Master Plan into the Appendix of the current Town Master Plan.

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Mr. Galanis discussed Page 8 – flooding is to become less intolerable over time. Some of the language on the maps was tricky. Mr. Pryor discussed high risk versus low tolerance. Local agencies did a variety of studies. It should be “less tolerable”.

Mr. Pryor can update the electronic copy. Mr. Galanis discussed Pages 16 and 17. The last line on 17. It should be “by” sediment.

Mr. Lessard discussed the recommendations made. He noted that maybe we should make the general public aware of the processes and expectations. Flood mitigation processes--how do we pay for this was asked. If we adopt them, does that mean we are endorsing them was asked. Along the Florida coast there is more levying. There was not much low hanging fruit per Mr. Lessard. Some are long-range improvements per Mr. Pryor. The Implementation Committee was discussed by Mr. Pryor. That is up to the community. He hopes the Town moves forward with actionable items.

Mr. Bachand said the Implementation Committee is working on prioritization now. Mr. Pryor discussed flood hazard assistance. Ms. Stiles is bringing it to our attention, and it brings what we need to think about. The Implementation Committee will discuss prioritization of the Resilient action items. The HBAC has a seat on the Implementation Committee. This is a time to let the public know about this and it is on the Town website. The whole document is there. Mr. Lessard liked the cheat sheet.

Mr. Lessard wished where Route One crosses the marsh was added. Most lives are lost on evacuation routes. Getting people off the beach was discussed. Building up the roads was discussed. Ms. Rowden noted the RPC did a lot of transportation studies.

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Ms. Stiles said it's not in our (the HBAC's) area. Restoration of the marsh was discussed by Mr. Lessard.

Ms. Stiles discussed grants and a contact person she could give to Mr. Lessard.

Ms. Carnaby said even though it looks huge; There is an executive summary and many maps and charts.

**PUBLIC  
BOARD**

Mr. Bachand noted that this was an 18-month process. He participated throughout the process as well. There is a placeholder in our Town Master Plan for this document. He recommends adoption of this Plan.

**MOVED** by Mr. Emerick for the Adoption of a Coastal Resilience and Environment Update to the Hampton Beach Area Master Plan, which includes the following sections: Executive Summary, Project Background, Coastal Environment Conditions, Environmental Regulations, and Recommendations. An Appendix with corresponding tables, figures, and additional related information is included. This update will also be inserted into the Appendix of the Town of Hampton Master Plan.

**SECOND** by Mr. Lessard.

**VOTE: 5 – 0 – 0**

**MOTION PASSED.**

**V. CONSIDERATION OF MINUTES of August 2, 2023.**

**MOVED** by Mr. Emerick.

**SECOND** by Ms. Mullen.

**VOTE: 5 – 0 – 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

Ms. Carnaby discussed appointing a new representative to CHAT since our current representative finds it not feasible.

Mr. Galanis volunteered.

**MOVED** by Mr. Emerick.

**SECOND** by Mr. Lessard

**VOTE: 5 – 0 – 0**

**MOTION PASSED.**

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Mr. Bachand discussed the 2024 Planning Board budget. He heard from a few people already about the proposal. If he can hear by the end of the day by tomorrow, that would be great. The budget is due this Friday. Mr. Lessard supports the proposed budget. It reflects a valued staffing for our community, and it reflects the financial need to support a highly productive Planning Office. All agreed.

Ms. Carnaby said it is appropriate to the skill level of our staff and it should be supported.

Ms. Mullen asked about the HOP grant – is that included was asked. It is independent of this budget.

**VIII. ADJOURNMENT**

**MOTION** by Ms. Mullen to adjourn.

**SECOND** by Mr. Emerick.

**VOTE: 5 – 0 – 0**

**MOTION PASSED.**

**MEETING ADJOURNED: 7:43 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**