

HAMPTON PLANNING BOARD

MINUTES

October 19, 2022 – 7:00 p.m.

PRESENT: Tracy Emerick, Chair
Ann Carnaby, Vice Chair
Sharon Mullen, Clerk
Brendan McNamara
Richard Sawyer, Selectman Rep.
Jason Bachand, Town Planner
Laurie Olivier, Office Manager/Planning

ABSENT: Alex Loiseau
Keith Lessard

I. CALL TO ORDER

Mr. Emerick commenced the meeting by leading the Pledge of Allegiance. Mr. Emerick asked everyone at the Planning Board table to introduce themselves. Everyone above introduced themselves and the Master Plan Steering Committee members did as well. They include: Jay Diener, Conservation Commission; Pat Bushway, HBAC; Brian Warburton, Budget Committee; Frank Deluca, SAU 90. Steve Whitman and Liz Kelly, Resilience Planning & Design.

II. ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Discussion – Draft Master Plan Action Items
3. Discussion – Hampton’s Master Plan as an Educational Tool
4. Revised Project Schedule
5. Next Steps

Ms. Liz Kelly (Resilience) said that she appreciates the involvement of everyone. Actions are the next critical point. She asked for comments on draft action items. They (Resilience) developed these through the existing analysis work, and plans and studies they reviewed. Public engagement also. The Coastal Resilience chapter was discussed as well.

Barbara Kravitz introduced herself, she telephoned in, as Citizen-At-Large.

This meeting can be viewed at the Town website (hamptonnh.gov).

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Ms. Kelly discussed the memo and is looking for questions to guide the discussions. She asked for general comments. She also wants the Committee and Board to let them know of any improvements and action items that were missed, or that they wished to be added.

Mr. Whitman discussed the bullets – these are the 5 actions that encompassed larger actions. We can continue to add or subtract actions from the list.

Mr. Emerick said he thinks the CIP is not a one-year program; it is actually a 6-year program. Mr. Bachand said this may be about enhancing it and bringing more visibility to it. That would be the way to go. Mr. Whitman asked how effective is our CIP. It may be more about visibility.

Mr. Emerick said that we are working with a developer who wants to put residential housing in the industrial zone. More residential units were discussed. If we are going to have an overlay district that includes residential, should we do this for all of industrial areas was asked.

Mr. Diener said is that to be determined by the Master Plan. Mr. Emerick's question could be rhetorical to the Master Plan.

Mr. Warburton asked about the uptown area and there is a big project proposed with residential housing – do we amend that or co-exist. We are going to get more of those was stated. Mr. Emerick said we need more residential. We only have land in the Industrial.

Mr. Bachand said this Master Plan work has targeted the Liberty Lane area; we have other industrial areas. Maybe those (other areas) are not suitable for residential. Mr. Whitman said for future land use (which he worked on with Ms. Kelly over the summer); that will help inform the regulatory audit. Look at the future land use map.

Mr. McNamara asked if that is why we are doing overlay districts. Mr. Bachand said the overlay targets a specific area. It's another approach. Mr. McNamara said what if we have something else, not housing—say maybe charitable gaming (as an example)—we want to move it and put it in the Industrial, instead of going to Town, if overlay district, does this eliminate us having to do that was asked. Is everything we come up with, housing or other opportunities, rather than looking at zones, that we will just continue to overlay. Mr. Bachand said no, it would be case-by-case. Mr. McNamara said we did it with the Interstate. Rather than change zoning for both sides; we did an overlay district. An overlay district is one option.

Mr. DeLuca discussed "...promote creation of mixed use...". Are we looking at affordable housing for young families to help Hampton grow was asked, or are we looking at development of high density housing for the elderly – a retirement community. What direction are we going? Hampton has grown dramatically; property values have escalated, and it is unaffordable for the young couple moving in with kids to move in, etc. We have almost become a retirement community now. Mr. Emerick said most developers, if they are going to do rental units, the maximum are two-bedroom units. Most don't do 3 bedroom rental units. What we've seen are

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residential units with one or two-bedroom units. Mr. Emerick said we can't make them affordable. The developers have to decide. Mr. Deluca asked to look at the future of Hampton as either a retirement community or a growth community.

Ms. Carnaby picked up on balance, and she thinks we want to try and find affordable housing as an umbrella for both age groups, and maybe the workforce as well.

Mr. Warburton discussed affordable housing – it's general. It means different things to different people; some think \$1,000 is not good; \$4,000 may be easy for some. As far as Hampton goes, affordable housing may not be what an elderly, retiring, or young couple is able to afford.

Mr. Sawyer asked about the life expectancy of the Master Plan. It's supposed to be 10 years. We are in a bubble of where the mortality rate versus birth rates lie; where will we be in 10 years.

Ms. Olivier discussed the Workforce Housing Coalition presentation she attended at The Brook in Seabrook today. It discussed exactly what Mr. DeLuca just brought up. Ms. Olivier noted that affordable or workforce housing is not even defined nor mentioned currently in our Zoning Ordinance. We could (potentially) be in a lot of trouble eventually for not having it in our Ordinance. The Workforce Housing Coalition interviewed Towns such as Keene, Conway, Pelham, and Bradford. Great points were brought up on how they dealt with workforce/affordable housing.

Ms. Olivier noted State workforce law states – “State shall provide reasonable and realistic opportunities for the development of workforce housing, including rental and multi-family housing”. She noted the words “reasonable and realistic” are relative, but we should still look at it and get it into our Zoning Ordinance. Ms. Olivier noted, as we all know, our businesses are hurting because people can't afford to live here. She read aloud a comment made at the Coalition meeting--“it can be a long-term suicide if no young people/families come to a Town to live because they cannot afford to.” It struck hard with me. It affects the Town, businesses, vibrancy.” Ms. Olivier said she wants to see her children and grandchildren to be able to live, work and play in Hampton. She asked if we are cutting off our nose to save our face by not dealing with workforce housing—being complacent saying we are senior community, and why upset the applectart. She feels we as a Town are hurting ourselves.

Mr. Diener said incentivizing housing development for homeowners and renters in Town with a variety of income and development strategies. It is being addressed in the Master Plan. Mr. Bachand said we have also been discussing the HOP grant opportunities. This will all be incorporated into our Master Plan.

Ms. Olivier said it was also noted at the meeting that the vacancy rate is 0.5 percent statewide and 0.4 percent in Rockingham County. We don't have enough places for people to afford to live. Mr. McNamara concurred, stating our own children can't afford to live here.

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Mr. Bachand noted the grant opportunities, i.e. the HOP grants will be pursued and since we are also incorporating this into our Master Plan we should be fine.

Mr. Diener discussed Page 2 under the action item. We should identify a strategic plan for the reformatting of the entire Zoning Ordinance. Why was asked.

Ms. Kelly said there is a shift in communities – zoning is hard to navigate even for skilled developers. What ways can we communicate standards for developers to adhere to was asked. Streamlined language was discussed.

Mr. Diener said to also state “why” (in this action item). Mr. Whitman said it should be based on the regulatory auditing process. Will our regulations get us there was asked? They will communicate this better.

Mr. Diener discussed Page 3 - all vacant land; available land for development. Private and public. Under “Planning for New Development”.

Mr. Diener discussed positive land use. Should we deal with the issue of costs was asked. He discussed big factors for alternative land use. Include cost as part of that.

Mr. Warburton discussed the CIP process. We project 6 years because it is required by law.

Ms. Kravitz asked about affordable housing. Workforce housing. That speaks to having a population that can support the tax base.

Ms. Kravitz also said a land use map should be included.

Mr. Diener discussed Page 9 – resilient economy – a detailed assessment of coastal hazards; short term and long term.

Mr. Diener discussed Page 10 – increasing coastal resilience. Development in “coastal and other flood prone areas”.

Mr. Diener discussed Page 13 - No reference to FEMA programs. Evacuation plan and procedures were noted. The RPC’s Seacoast Transportation Vulnerability Assessment was noted. Some evacuation routes are not passable. Do we need to address this was asked.

Mr. Diener discussed the guidance portion of the State document. Phase I and Phase II.

Mr. Bachand discussed Page 11, flood risk tolerance. Mr. Whitman said this work can be noted as “underway”. Mr. Whitman said it can be pulled in later on.

Say “Consider” establishing a coastal hazard overlay district (Page 11).

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Mr. Warburton discussed Page 15 – cultivate strong partnerships – it’s important that it be included, i.e. the website via direct links. The agencies and roles they play in Town is important.

Mr. Tony Ciolfi, Resident-At-Large, appeared. This is a collective form of ideas. It says 10-20 years. Infrastructure was discussed. The Departments that Hampton deals with, DOT - that is key. The Department would be helpful. Scott Bogle (RPC) was named as well. The Route 101 Interchange project—he noted it could be improved.

Mr. Ciolfi said having specifics is good. Other spots in Town – Five Corners; Galley Hatch; Landing Road - these are other areas that need attention. Safe Routes to School should be incorporated. A lot of effort has been spent on infrastructure. He also noted the Rail Trail.

Mr. Ciolfi noted Marelli’s would be great for apartments.

As far as Hampton fields are concerned; Parks and Recreation; kids need more fields. The Batchelder area(s) may have some more land.

Mr. Ciolfi noted on Page 5 – area plan and designs. Should that statement be vague. Mr. Whitman said it is for the Town to focus on that – to make a more clear plan. Mr. Whitman said not seeing the rest of the plan makes it tricky.

Mr. Ciolfi thinks we should focus on District 6 (DOT).

Ms. Bushway discussed Page 10—the reference to resilient hubs – should that concept be more specific was asked. The Rockingham County study is showing that some access roads won’t be accessible. Should we elaborate more on that was asked.

Ms. Bushway discussed partnering with UNH – include more than just UNH. Include the community college system and the trade school in Hampton. If we want to attract younger families, younger people - we need to include those as well.

Ms. Carnaby is in favor of an Implementation Committee. She likes balance, and other words; use them as guides as implementing. She discussed planning concepts. She also discussed the living shoreline; live with water strategy; storm ready community. Traffic calming. Overlay district. Resilient hubs. Where are they explained was asked.

Ms. Carnaby said this needs to be an educational tool. Mr. Whitman asked for any ideas. Having a place where everyone understands the concept is good. Ms. Carnaby asked about a handbook for new people to the area. Something to be put on the website.

It was noted another plan is being written now for the Beach. Mr. Whitman discussed implementation.

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Ms. Nancy Stiles discussed Phase I. She thought the Planning Board received that but did not adopt it. How will it be implemented if it was not officially adopted was asked. How will it go with plans going on down the Beach. It was conditionally accepted per the Steering Committee. Now it is part of the Existing Conditions section. We can include reference to the Beach Plan as an addendum. It would be wise.

Ms. Carnaby said we need to structure some kind of methodology from other planning groups to include in our Master Plan. It is not just the HBAC and plan for the Beach. There are recommendations from the HBAC; RPC studies and NHDES, CAW program; DOT. We need to be prepared to include it. She does not know how. We need a mechanism for receiving recommendations about what we do or decide to ignore them. Mr. Whitman said the middle ground is incorporating them – it's not either/or. The Master Plan sets a course. We will work on these.

It all comes back to having an Implementation Committee. Mr. Diener said to use the documents as reference documents.

Mr. McNamara asked about the Implementation Committee.

Ms. Kravitz discussed implementation. The Master Plan will be concluded before we get there. She asked how Resilience will get into the Master Plan, as consultants.

Mr. Whitman said as sections are crafted, by knowing they can work with actions they can tell the story as Hampton moves into different directions.

Ms. Kravitz discussed outreach. Residences and businesses included in giving outreach input. It takes a lot of effort. It is very important.

Mr. Emerick discussed after they (Resilience) are done. The deliverable is vague to him. They thought they were going to have a website. A PDF version will be provided and a printable version. The website, that would be a question for Mr. Bachand. It will be accessible online and some sort of links should be provided. Mr. Emerick said if we end up with a static document and it gets updated, on the pdf—can we get the design file; editable file. There may need to be another hearing.

Ms. Carnaby asked about the appendix. Ms. Kelly said it is two separate files. The Master Plan with addendum items. They are all linked separately on the website. People can click on studies and reports.

The Planning Board adopts the Plan. There will be one or two hearings prior to March; ahead of Town Meeting.

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Ms. Mullen said in a month it (online prioritization tool) is going to residents to prioritize. She asked about funding and grants. Ms. Kelly said it is asked 'in general'. Mr. Whitman said you don't know until you do the work.

There will be a Steering Committee meeting in November.

III. CONTINUED PUBLIC HEARINGS

Amendments to Subdivision Regulations and Site Plan Review Regulations:

(second hearing - continued from October 5, 2022)

- Subdivision Regulations - Amend Section VI Special Requirements, inserting New Subsection C titled "Off-Site Improvements for New Development and Redevelopment". The new subsection will provide specific requirements for applicants who obtain subdivision approval from the Planning Board to pay their fair share for the upgrading of certain public facilities to an extent necessary to protect the public interest, if the Planning Board determines this is necessary and is consistent with NH RSA 674:21 V(j). The new subsection also defines "off-site improvements" as those improvements necessitated by a development, but which are located outside the boundaries of the property that is the subject of a subdivision and/or site plan application.
- Site Plan Review Regulations - Amend Section VI Special Requirements, inserting New Subsection C titled "Off-Site Improvements for New Development and Redevelopment". The new subsection will provide specific requirements for applicants who obtain site plan approval from the Planning Board to pay their fair share for the upgrading of certain public facilities to an extent necessary to protect the public interest, if the Planning Board determines this is necessary and is consistent with NH RSA 674:21 V(j). The new subsection also defines "off-site improvements" as those improvements necessitated by a development, but which are located outside the boundaries of the property that is the subject of a subdivision and/or site plan application.

Mr. Bachand said we had the first public hearing on this on October 5th. There were no changes made from that meeting. People wanted more time to review this. It had legal review. The term "exactions" was discussed. It mostly tracks the RSA.

PUBLIC BOARD

MOTION by Mr. McNamara to adopt the amendments to the Subdivision and Site Plan Review Regulations.

SECOND by Ms. Carnaby.

VOTE: 5 – 0 – 0

MOTION PASSED.

The Certificates of Adoption were passed around for signatures.

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IV. NEW PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of October 5, 2022.

To be voted on at the next meeting.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

Mr. Bachand said he was at the NNECAPA Conference at Sunday River this Monday through Wednesday. They did a session this morning with other individuals, including from Kennebunkport. “Exploring Pathways to Incorporating Resilience into Master Planning”. It was a panel discussion. They also interacted with the audience. It was well received. It was noted by Mr. Whitman that Mr. Bachand represented Hampton very well. There is already interest in having Hampton come back next year (when the conference will be in New Castle) to expand upon our coastal resilience work per Ms. Kelly.

VIII. ADJOURNMENT

MOTION by Ms. Carnaby to adjourn.

SECOND by Mr. McNamara.

VOTE: 5 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 8:40 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