

HAMPTON PLANNING BOARD

DRAFT MINUTES

November 16, 2022 – 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 introducing the Planning Board members. Mr. Emerick asked the Steering Committee and Planning Board members to introduce themselves. Present are: Pat Bushway, HBAC, Brian Warburton, Hampton Budget Committee, Jay Diener, Member-at-Large, Erica DeVries, Zoning Board and Barbara Kravitz, Member-at-Large dialed in.

PUBLIC

II. ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Discussion – Revised Master Plan Action Items
3. Discussion – Online Tool for Commenting on Action Items
4. Project Schedule
5. Next Steps

Ms. Liz Kelly, Resilience Planning & Design discussed the revised list of action items. She asked for additional comments.

Mr. Jay Diener discussed wordsmithing issues. He noted 4th bullet - “not develop haphazardly”, can there be a better word choice was asked. Planning for High Quality...can we add some kind of statement that we should assess them for sea level rise was asked.

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Mr. Bachand discussed corrections. He will forward typos to her later.

Ms. Kelly discussed the draft online tool. It's a place where community members can comment on or like the draft actions being proposed for the Master Plan document. It will help address concerns, especially when it comes to prioritizing. Some committee/Planning Board members were able to open the link; others were not able to. They will do internal testing to make sure this works. Please give Ms. Kelly feedback on its useability, ask questions, etc. Mr. Warburton likes the colors; it stands out. He likes the layout.

Mr. Diener said there's nothing on the link that says what it is. It needs more background context. Mr. Diener said not everyone will understand what the voice bubble is. Maybe that could be explained in the document.

Ms. Kelly asked for more input on sending out two email messages to all Town staff, Boards, Committees, local officials, etc. One Facebook post as well. Mr. Warburton likes Hampton in the Know. He noted people go on that site a lot.

Ms. DeVries asked if the Town has an Instagram page; for younger people. Also, maybe a Twitter account. She noted utilizing whatever channels are available.

Mr. Lessard asked if we get analytic reports on the site; we do get input. Ms. Kelly said there are analytics that display a lot of numbers; numbers of used; unique numbers; if and when an email goes out, that is when there is a big uptick.

Ms. Carnaby discussed the four columns, she kept trying to see what was in the next column, was it connected to one she was reading. She found it hard to not be distracted. Ms. Kelly said it allows for two different layouts. Each card is an action. She can show what the other version looks like. Ms. Carnaby asked why the box can't be next to the one that is printed. It will be color-coded. Actions are color coded with the theme. Ms. Carnaby wants to see what the other version would look like. Ms. Kelly will send it out tomorrow morning. Ms. Kelly wants comments back asap. Mr. Bachand said he can have Dylan (IT) send it out. Ms. Mullen asked how it works on a phone. It's hard on the phone per Ms. Bushway. Ms. Mullen said people will either figure it out or quit the document. People can contact Mr. Bachand in the Planning Office if they are having trouble.

Ms. Mullen asked about letting people comment in general instead of specifically. Ms. Kelly said they can do that; it would be a general comment form. Ms. Kelly is happy to do that.

Mr. Diener asked if a search function is there; there is one at the top. A word search is there. Mr. Lessard asked about text to voice. Ms. Kelly does not know that. **She will check that out.**

Ms. DeVries asked about options for people who are not tech savvy. They can come to the Town Office to pick up paperwork. Ms. Kelly said it would be to take the written form and put

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comments at the top. Everyone agreed that is a great idea. Ms. Bushway said many people would prefer this.

This should also be offered on Channel 22.

Ms. DeVries asked how many people Ms. Kelly thinks will respond to this. Before overthinking. Ms. Kelly would be ecstatic with 50 people.

Mr. Diener asked about a deadline. Ms. Kelly wants to launch this before Thanksgiving. This should happen by next Monday or Tuesday. Keep it open for a month.

Ms. Kravitz suggested between each section, comments can go across or underneath. People could speak generally. Maybe give a blank area for responses/comments. Ms. Kravitz asked if it will be taken offline at the end of the year. Yes. Ms. Kravitz discussed compilation. How will the results be presented. How will it translate into the Master Plan. December 21st is the next Steering Committee meeting. The tool will be closed before that meeting. Our thoughts and results will be brought to the Steering Committee in December. Then, we will discuss integrating it into the Master Plan. Ms. DeVries asked if everything happens at the meeting in December. Won't it be parallel in drafting the document and having answers was asked. Shouldn't this be sequential was asked. Ms. Kelly said it will provide extra impact of the document. These answers were occurring over two years. This part of the process is more refining. Ms. DeVries thinks once it is advertised, peak engagement is early and then it drops off.

Mr. Bachand discussed December 7th is the date for the draft plan to go to the Steering Committee. It can't be open for only a week and a half.

We can send out two emails to remind people to answer questions. We can launch it the Monday after the Holiday. Or soft launch it next week and send the reminders after the Holiday.

Ms. Kelly discussed the project schedule and timeline. We are looking good. We will receive a draft plan along with an editing matrix; there will be a spreadsheet to add comments.

Ms. Kelly asked if anyone knows someone willing to have their photos shown in the Hampton Master Plan. They have limited photos of people in the community. She needs individuals. People interacting, congregating. She asked to please send an email to Mr. Bachand and Ms. Kelly with any photos to submit. It was noted SHEA had a photo contest, but that did not really include individuals.

Ms. Kravitz wants some historic documents to be added. It was noted the Historical Society website has many pictures.

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Proposed Zoning Article - Liberty Lane Overlay District

Attorney John Bosen appeared. He represents the people who will be providing an application within the potential overlay district. They are proposing an overlay district. Mr. Bachand included a map with the proposed overlay district. The project property is 104 acres. One use not allowed in the Industrial zone is residential use. He noted Hampton has a housing crisis. This would allow for a variety of mixed uses. Many jobs will come to Hampton. Walking and biking trails and dog parks are being added. It is isolated from other neighborhoods. There should not be negative traffic issues. Currently it is not zoned for its highest and best use. They need to address zoning first.

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Mr. Lessard said after the last meeting, and with watching budget meetings, many people have expressed concern of removing our industrial land from industrial development. It takes off the potential to have industrial development. This is a huge change in zoning. Many people approached Mr. Lessard on this. Why are we taking executive office park or light industrial and making it residential was asked. That is a different tax basis. Many people are not happy about all of the housing going up.

Attorney Bosen said the overlay district does not lose existing uses. Those uses will continue to be allowed. Mr. Lessard said once you have a condominium and garden style apartments that were affordable, they become individually-owned units. It changes the dynamic of the development. If someone wanted to have a heavy industrial use, distribution, noisy, things that come with industry, how would that be handled was asked.

Attorney Bosen said this is a 104-acre site; there are a lot of possibilities with this site.

Mr. Lessard asked about drive-up windows. Attorney Bosen said it's not the intent to have a McDonalds or Burger King in this type of development. They don't want a heavy retail, restaurant presence.

Mr. McNamara discussed parking. He discussed the minimum of one electric vehicle charging station/parking; where did that number come out was asked. Eben Tormey said Mr. Bachand suggested this. He can look at that number. It could be 3 or 5. Mr. Bachand said the original amendment did not include EV charging stations. The numbers are only for discussion purposes this evening. Mr. Bachand looked at the concept and he thought based on the proposed square footage, it seemed fine. Units are 1000 square feet and one charging station, if residential buildings are built, Mr. Tormey feels they would need more. Probably one per building would be good. There are USB, Tesla, new charging stations. Mr. Tormey said they have universal charging stations as well.

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Mr. McNamara discussed square feet. One is for residential and one is non-residential. Why 1.3 parking spaces instead of 2 was asked. Mr. Tormey said probably will not be a lot of 2 or 3 bedrooms. They are looking for one and two-bedroom units. That is not our rule for multi-family. Mr. McNamara is not happy with #1. We require one guest space every 8 units; he noted 1.3 needs to be 2. Mr. Lessard concurs. Attorney Bosen discussed pervious surface. Ms. Mullen said underground parking works and discussed impervious. Mr. McNamara does not want discord amongst neighbors over spaces also.

Attorney Bosen said they can assign parking spaces also. Mr. Lessard said we have zoning for a reason. Our zoning is two cars per Mr. Lessard. It's our Code. It is 2. Ms. Carnaby agrees. Mr. Emerick discussed putting some parking underneath, the building could be raised another 10 feet. That could be an option. Ms. Mullen asked about 1 and 2-bedroom units coming into town as opposed to larger apartments. Most workforce housing units are one or two bedrooms. We are not restricting these to workforce housing. Mr. Lessard thinks they will be luxury apartments, well-manicured, etc.

Mr. Lessard discussed electric cars.

Mr. Emerick said there has to be some guidance, if it takes 8 hours to charge a car. There will be a fistfight.

Ms. Mullen said it will be a community in this space. The overlay seems to be asking for any and all of these permitted uses in (Section) 19.B.4 anywhere within this parcel. Some of the uses are already there. Ms. Mullen is asking why they are asking for all of it. Mr. Emerick discussed spot zoning.

Mr. Loiseau said they will be luxury units; people may add charging stations in on their own. A charging station can be retrofit.

Mr. Bachand discussed providing infrastructure for future expansion. Mr. Emerick said that is not our call.

Mr. Emerick discussed using the façade of mill buildings converted into residential units. There is a brick sense on the site now; that façade would fit out there.

Mr. Lessard discussed large buildings. That is not in compliance with multi-family rules. It would not hold true in the overlay district. Mr. Lessard said this needs to follow the multi-family building criteria. The adult entertainment district does not go away per Mr. Lessard.

Mr. Emerick said it will conform to the Hampton Site Plan Review regulations. Mr. Lessard wants this to be clear. Our rules are complicated to the average citizen. People need to know what they are looking at. This may have 400' long buildings.

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Mr. McNamara discussed permitted uses. Accessory uses; who decides what accessory uses are. Who decides was asked. It would be like a shed, a pool, garages, recreational facilities. Those are examples currently defined in our zoning ordinance.

Ms. Carnaby discussed (Section) 19.B.4—all kinds of personal services establishments or not include all kinds. This is currently in Town Center District. Ms. Carnaby sees a lack of clarity. Mr. Emerick said everything will be a part of the condominium association. Mr. Bachand discussed the previously approved land units--some areas will be condominiumized; some will not be.

Mr. Lessard asked about private use areas or limited common areas? Will it be a homeowner's association? Liberty Lane will be in condominium form of ownership per Mr. Emerick.

Attorney Bosen said everything will have to come before the Board.

Mr. Bachand asked whether the Board wants to move this forward for a public hearing and to confirm any changes to be made. Mr. McNamara wants two spaces. One for every eight for visiting parking spaces. Mr. Loiseau hates empty spaces; can we tie it to unit counts was asked. If there are 100 one bedroom units, we need one space, but if two bedrooms; two bedrooms. Can we tie it to bedroom count was asked. Attorney Bosen said a parking analysis can be required. Mr. Lessard said they should ask for two spaces and seek to get a variance if they want one.

Make reference to Article 8 per Mr. Lessard.

Charging stations can be left alone (include as currently written).

Whether to exclude drive-thrus was asked. Mr. Lessard does not want to exclude them. He noted a pharmacy or Starbucks could be built.

Mr. Bachand asked if this should be heard on December 7th. The Board concurred with changes noted above. **Mr. Bachand will send the Board's revisions to the applicant and it will be scheduled for hearing on the 7th of December. Mr. Lessard asked if there should be a legal review. There absolutely should. Mr. Bachand will send this to Legal.**

Mr. Bachand will make the changes, send it to legal counsel. If this is not ready for a December 7th public hearing, it would be a meeting after that (January 4th).

III. CONTINUED PUBLIC HEARINGS

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IV. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article II - Districts, Section 2.5 – Aquifer Protection District Ordinance. This amendment involves a comprehensive update of the existing Aquifer Protection District Ordinance for the following purposes: **To clarify the goal of the District:** The Aquifer Protection District Ordinance would be renamed the Groundwater Protection District Ordinance and the purpose section of the ordinance would also be expanded to convey the goal of the ordinance more clearly. **To improve definitions:** Terms used within the ordinance would be clarified by incorporating new definitions or modifications to existing definitions. **To expand the District to better protect drinking water sources:** The Aquifer Protection District would expand to include 1) the full extent of the stratified drift aquifer in Hampton as mapped by the U.S. Geological Survey, and 2) the wellhead protection areas (WHPA) of all public water supply wells that have WHPA's under state and federal rules. Currently, Hampton's Aquifer Protection District only includes part of the WHPA for the Aquarion Water Company wells located in Hampton. **To improve design requirements:** The maximum amount of impervious surface – roads, rooftops, and parking lots – that commercial lots could have within the Aquifer Protection District would be reduced from 60% to 40% to reduce stormwater pollution and improve infiltration. However, the maximum amount may exceed 40% impervious coverage (but in no case can be greater than 75%) if the site meets design standards that help to protect groundwater resources. Similarly, for residential lots less than ½ acre in size, the maximum amount of 25% impervious coverage may be exceeded (but in no case can be greater than 40%) if specified site drainage standards are met, providing a layer of protection that does not currently exist in areas with legally pre-existing residential lots of record. **To clarify allowed uses:** Permitted uses in the District would be clarified so that uses and activities that pose little to no risk to groundwater are clearly allowed. **To reduce risk from some uses and prohibit others:** The list of uses that are allowed and not allowed within the Aquifer Protection District would be modified. Uses that pose a greater potential risk to groundwater would have to meet certain requirements to be allowed. Those uses which pose the greatest potential risk to groundwater are prohibited; additions include petroleum storage facilities, automotive service and repair shops, gasoline stations, and outdoor storage of hazardous chemicals in flood prone areas. All uses that are currently legally existing would be allowed to continue. If the current use seeks to expand, components of the operation may be subject to the new requirements depending on the proposal.

This Article also includes necessary consistency adjustments and cross references between Article II, Section 2.5 and Article II, Section 2.7 (Professional Office/Residential District), Section 2.8 (Town Center District), and Article IV (Dimensional Requirements).

Ms. Jennifer Rowden, RPC, appeared with Mr. Bachand. The amendments can be found on the Town website -- Hamptonnh.gov; go to "Alerts" and you can check out the Amendments. This will be called Groundwater Protection District. The Board has talked about this since last spring.

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Boundaries being expanded was discussed. Hampton had assistance from the RPC. It aligns with Hampton's initiatives and the Master Plan. There were several meetings on this. Working drafts of the Amendments were handed out.

The goals were discussed by Mr. Bachand. This information is available at the Planning Office also.

Ms. Carnaby asked if there is a way of notifying people who would be affected by this. Mr. Bachand said this has been fully noticed as a public hearing; website, etc., posted at Town Hall, etc.

PUBLIC

Ms. Erica DeVries appeared. She asked about two provisions. Design requirements. Noting the maximum may exceed 40 percent...if the site meets design standards. Is there going to be more specificity in the language than that was asked. She asked if residential lots less than ½ acre--if there is specified site drainage. Does this address who the burden is on was asked. She wants to see clear standards. Mr. Bachand said it is done to minimize variances coming to them. Mr. Bachand noted to look at Page 7 (of the amendment). It is already outlined as needing a drainage plan.

Mr. Lessard asked about residents wanting to put a shed on their property. They never realized they are bumping their maximum percent of impervious.

Mr. Lessard wants one more public hearing. We could do December 7th or January 4th. Ms. Rowden said there is a presentation that was run in July that is helpful. How about January 4th was asked. Ms. Rowden said we have done a lot of outreach, protecting the water supply is one of those things people said they wanted; this is for human health. She noted a neighboring Town has a boil water order in place currently. This Amendment can be moved to January 4th. We will rehear this on the 4th.

2. Amend Article II – Districts, Section 2.3 - Wetland Conservation District to clarify the intent and application of ordinances in this section. This Amendment involves three minor but substantive changes. First, the Conservation Coordinator will review landscaping plans that do not require a Town Wetland Permit. Second, temporary impacts to the WCD will require a Town Wetlands Permit. Third, fences may be installed within the Wetland Conservation District without a Town Wetlands Permit provided that the proposed construction has been reviewed by the Conservation Coordinator and Building Inspector and are installed using hand tools and are 6 inches off the ground to allow for flow of water. The remainder of the proposed changes to this section are solely organizational.

Ms. Brianna O'Brien, Conservation Coordinator, appeared. This is mostly a housekeeping amendment. This has been reviewed by the Board already. This information is available online at Hamptonnh.gov and available at Town Hall also.

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Mr. McNamara asked why they want to see landscaping. Ms. O'Brien said it's always been allowed, but adding the Conservation Commission's eye on the project she feels helps make sure native plants are used, minimizing disturbance, etc.

Mr. Lessard had Ms. O'Brien discuss wetlands and buffers for the public to become informed.

PUBLIC BOARD

MOTION by Mr. Lessard to MOVE this to the ballot.

SECOND by Ms. Carnaby.

VOTE: 7 – 0 – 0

MOTION PASSED.

3. Amend Article I – General, Section 1.6 Definitions to add a new definition of “Pervious Surface”. In addition to defining pervious surface, also known as porous surface or permeable surface, the new definition will provide criteria for the proper installation of pervious hardscapes such as asphalt or paver systems.

Ms. O'Brien discussed the above amendment. This is available at Hamptonnh.gov and material is available at Town Hall as well.

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Mr. McNamara asked about and/or Planning Office/Building Department. Ms. Mullen to flip both organizations.

PUBLIC

Ms. Erica DeVries asked about impervious as it is placed and asked about maintenance. Not being maintained then it becomes impermeable. What is the oversight plan was asked. How would this be enforced was discussed.

The Town should have authority to inspect. This will be added. It is a substantive change requiring another public hearing. There will be another public hearing.

Ms. O'Brien said she could have this ready to hear again for December 7th. It would have to be noticed next week.

IV. CONSIDERATION OF MINUTES of November 2, 2022.

MOVED by Mr. Loiseau to accept and approve the November 2, 2022 Minutes.

SECOND by Mr. Lessard.

VOTE: 7 – 0 - 0

MOTION PASSED.

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VI. CORRESPONDENCE

VII. OTHER BUSINESS

- **Wetlands Permit Extension – 27 Langdale Drive**

Mr. Bachand noted this permit was originally approved on December 2, 2020. It is about to expire. Some work has been done. He recommends a two-year extension; to expire on December 2, 2024.

MOVED by Mr. Lessard to approve the two-year extension.

SECOND by Mr. Loiseau.

VOTE: 7 – 0 – 0

MOTION PASSED.

Mr. McNamara brought up workforce housing. He does not want to invite new development and he thinks we need to address it somehow. Whether it's by zoning relief. Someone puts in 10 percent workforce housing into a new project, maybe give them an extra foot in height—like in the downtown area. Every percentage, we could cap it, etc. We need to start to think as a group and start going forward. Instead of a requirement. We have to do something. Other communities are doing things.

Mr. Lessard said it's been a lifelong battle. Mr. McNamara said we have to start to address it. We have to give something to get something in return for more affordable housing. It could be dimensional requirements. It could be parking spaces.

Mr. Bachand asked if we should do something now for 2023 or do we wait. He noted the HOP Grant opportunity is coming up. He attended a great presentation today. There are varying perspectives (on whether or not to do something now). He is okay with whatever the Board wants to do. Mr. Bachand said we could take the definitions that were shown a couple of weeks ago. He noted Ms. Olivier expanded on those definitions. Mr. Lessard asked about a task force.

Mr. Emerick likes incentivizing rather than requiring it. Ms. Mullen said there are very large projects coming up. How many more will be coming up after these. We are running out of room. Mr. McNamara said there are problems if we don't. Some towns who didn't do anything, cases wound up in Superior Court, then the developer could do what they want without zoning. Without our own sets of rules, the Towns has nothing to offer. Contractors want to go and build and Superior Court said too bad to the town for not having anything in place.

Ms. Carnaby asked what it would take to get ready with something this year. For something of magnitude, Mr. Bachand said we do not have the capacity to do it in time. But, he asked if the Board wants to proceed with a definition. He noted to the Board to remember that the HOP grant

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opportunities are in 2023. He talked with someone about this again at today's (NHMA) conference. We will see what the audit comes up with and, based on that, we could put something forward for vote in 2024. We are almost done with the Master Plan; Mr. Bachand stated our Master Plan will talk about affordable housing, if someone says we're not addressing it, we have our Master Plan – it means something. Mr. Bachand noted we need to remember that. Mr. Bachand supports adding definitions at this time if the Board wants to.

Ms. Olivier noted she did work on this. It's only about a page and a half; she's added more language. She discussed a lawsuit. She also pulled up the Municipal Association NHMA – she discussed if Town regulations do not apply workforce housing, developers can challenge Boards. They can pull it out of their back pocket and skip the variance process even. We may miss this opportunity if we have nothing, Hampton right now is not addressing workforce housing in the Regulations.

Mr. Sawyer said we are not preventing anyone from doing workforce housing. He said we can't propose an ordinance to affect projects that are currently in the pipeline by just bringing this up now. Ms. Olivier said it was brought up with department heads before any applications have been submitted with initial meetings on upcoming projects. We are not being improper. It's been brought up. The Board brought it up. It's not that towns can say we want it or not, we have to address it in some way or potentially developers can say Hampton is not doing its fair share of workforce housing. Hampton could have nothing to stand on per Ms. Olivier. Mr. Lessard discussed increased density.

Mr. McNamara said why make them go to zoning if we can make a deal. We will give ½ foot per one percent or whatever we decide. Maybe for a setback or something, but not for height.

Mr. Bachand came back to the idea that our new Master Plan is almost done; it clearly addresses it (workforce housing), and he does not think it could be reasonably challenged even though it's not currently in the Ordinance. There are things in the pipeline that we are clearly working on. Mr. Emerick said it's not a bridge to cross yet.

Mr. McNamara does not mind waiting until after January. There is a lot of zoning work. In the New Year, he wants to see some focus from the Board on this. Median income was discussed by Mr. McNamara. There are federal guidelines for workforce housing. Mr. Lessard said it's not addressing affordable housing. He said we want more affordable housing for the labor pool that does not make enough income to even meet the qualifications to buy anything here. We need people to work in Hampton.

Ms. Carnaby said we are doing something about it with the appointment of a task force. Make recommendations. Would that help us was asked. Mr. Lessard asked to throw in senior housing also. Mr. Bachand thinks a task force will come out of the audit. There are housing education components to the grant process. When preparing an amendment, you need to bring developers to the table. You can't do it inside a vacuum. Ask them about incentives.

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Mr. Bachand feels good that we can come together with something in 2023. It will all come together. Ms. Olivier notes that we miss the ship because we won't do anything. Mr. Bachand said we can't get anything (substantive) until 2024. It's up to the Board. Mr. Bachand said the Master Plan talks about housing. Pieces are there to show we are working on it. Ms. Olivier noted when she saw lawsuits, it was not based on town's master plans, they were based on Town Ordinances and Regulations.

Ms. Mullen asked if a definition would be on the ballot. Would that not be a step towards what we are offering. Mr. Bachand said the definition just puts it in the ordinance. The audit could say our definition is off, we don't know. Is it worth doing or are there unintended consequences he asked.

Mr. McNamara asked how advantageous it would be for definitions. Mr. Bachand had a direct conversation, but he does not know what Ms. Olivier was hearing at her meeting. Ms. Olivier said if there is nothing in the zoning ordinance, we have nothing and then the Town falls under the broad definition under the State statute. Ms. Olivier asked what is fair and reasonable? The answer would be different for the Town and for the developer. Nothing haphazardly was thrown together per Ms. Olivier. We did research on other Towns.

Mr. Bachand said if someone encourages workforce housing, that's fine. Mr. Emerick said what is the benefit if it doesn't do anything. There has to be a couple of more paragraphs. Ms. Olivier noted she added extra paragraphs. It's not putting a hammer down with percentages, but it's something that Hampton can say we in Hampton are addressing it in our Ordinance and it does not put us under a broad State of NH statute.

Ms. Mullen asked where it is in our Ordinance. It was reiterated it is not in there. Ms. Mullen thinks the Board is in favor of the process. She is worried about the definition and then going back and changing it next year when we are ready about incentives. Mr. Bachand said that is what he heard today; not to do that. Ms. Carnaby said it could be a working definition. Mr. Bachand said we don't have anything in the zoning ordinance, but no one can honestly say that we're not doing anything. We are working on it.

Mr. Lessard said Fran (McMahon) brought something up about workforce housing. Taking inventory of the housing stock. We are providing affordable housing from some perspectives. We have mobile homes, townhouses. Mr. Lessard thought Mr. McMahon demonstrated we were in a good place about already having a diverse housing stock for people to rent. Mr. Emerick said he thought we were in the ballpark.

Mr. McNamara asked about making a commitment to pursuing the HOP grant. Mr. Sawyer said the Board already made that commitment. Mr. Bachand wants us to go forward with the HOP grant.

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VIII. ADJOURNMENT

MOTION by Mr. Lessard to adjourn.

SECOND by Mr. McNamara.

VOTE: 7 – 0 – 0

MOTION PASSED.

MEETING ADJOURNED: 9:50 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 MEETI