

**HAMPTON PLANNING BOARD**

**MINUTES**

**December 21, 2016 – 7:00 p.m.**

**PRESENT:** Brendan McNamara, Chair  
Fran McMahan, Vice Chair  
Ann Carnaby, Clerk  
Tracy Emerick  
James Waddell, Selectman Member  
Anthony Ciolfi, Alternate  
Jason Bachand, Town Planner  
Laurie Olivier, Office Manager/Planning

**ABSENT:** Keith Lessard  
Mark Olson

**I. CALL TO ORDER**

Chairman McNamara began the meeting at 7:00 p.m. by introducing the Planning Board members and leading the Pledge of Allegiance.

**II. ATTENDING TO BE HEARD**

**III. CONTINUED PUBLIC HEARINGS**

**IV. PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS**

- 1. Amend Article IV – Dimensional Requirements, Table II – Footnote 2 to replace the existing language regarding vegetation on corners with revised language for corner lots. The revised language establishes a triangular area that is to remain free from obstruction, specifies that no structure other than a building constructed in accordance with the minimum setback requirements or a legal pre-existing building shall be located on the private property within the triangular area, and also specifies that vegetation within the triangular area shall be maintained at a height not to exceed three (3) feet, as measured from the edge of pavement or curbing, so as to afford adequate sight distance at the corner. The revised language further specifies that walls and fences within the triangular area are subject to the same three (3) foot maximum height requirement as vegetation.**

Mr. Bachand stated this is the third public hearing on this Amendment. There were substantive changes presented at the last meeting, therefore it had to be re-noticed and re-heard. Three feet is the preferred maximum height. Walls and fences were added as these are not defined as structures in the Zoning Ordinance.

**BOARD**

Mr. Ciolfi asked about existing fences and bushes. Mr. Bachand said fences and bushes would have to be maintained at the 3' height. He asked who enforces this. The Building Inspector is the designated Zoning Enforcement Officer; Public Works may observe as well.

**HAMPTON PLANNING BOARD**

**MINUTES**

**December 21, 2016 – 7:00 p.m.**

**PUBLIC**

**MOTION** by Mr. Emerick to move this Amendment to ballot for the Town to vote on.

**SECOND** by Mr. McMahon.

**VOTE: 6 – 0 - 0**

**MOTION PASSED.**

**V. CONSIDERATION OF MINUTES of December 7, 2016.**

Mr. McNamara stated that this will be postponed until the first meeting in January.

**MOTION** by Mr. McMahon to vote on the December 7<sup>th</sup> Minutes on January 4, 2017.

**SECOND** by Ms. Carnaby.

**VOTE: 6 – 0 - 0**

**MOTION PASSED.**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- **Administrative Update to Town Wetlands Permit Application**

Ms. Rayann Dionne appeared, Conservation Coordinator. This is a housekeeping item. She is making changes to the Wetlands Permit application. She is adding to the application that the special flood hazard area gets added noting the depth, etc. There is a lot of overlap of wetlands and special flood hazard zones. She would like another set of eyes to look at this and that will happen by making this housekeeping change.

The second piece is adding guidance on figuring out the impervious coverage on applications – adding information to the form. It shows the work on how they are getting their numbers/percentages. Mr. McNamara asked if it coincides with the new Ordinance and Ms. Dionne stated “yes”. The Building Department is already putting this into use.

Mr. Ciolfi asked about the requirement to provide flood plain information; he asked if a link could be added. Maybe a link to the website. Ms. Dionne stated it is a good idea and said she can add it.

- **Accessory Dwelling Unit Ordinance (*moved to ballot on December 7, 2016*)**

Mr. Bachand stated at the last meeting the amendment on ADUs was heard and moved to ballot by the Board. Mr. Bachand was asked to follow up on it this evening. Mr. Bachand asked if the Board has any more comments to share. He also provided the Board with a proposed slide for Channel 22 to inform the public about this Amendment. The Board can review the text in this slide and make changes. Mr. Bachand has communicated with the newspaper (Max). We are trying to get the word out on this.

**HAMPTON PLANNING BOARD**

**MINUTES**

**December 21, 2016 – 7:00 p.m.**

Mr. McNamara said the ADU topic has been on this Board's table for many months. There have been several public meetings. The Board put a lot of thought and detail into this Amendment. The language is posted at the Planning Department. It will be at the deliberative session and on the ballot in March. It was noted that residents can contact the Planning Department with any questions.

Mr. McMahon stated this is a positive move by the Town. This is protection for the Town. This should be voted on in March. It came about because the State's law imposed Zoning on all Towns and Cities in New Hampshire. This provides Hampton with protection through the State law.

The State is allowing Towns to mold this to fit the Town in the best way.

If it does not get voted, the State Law becomes the new ordinance. The State put out a broad law. We want this molded to fit the community of Hampton. It can change in years to come.

The State Law takes effect June 1, 2017. Mr. Emerick stated that December 7<sup>th</sup> it became part of the Town Ordinance (it was upon notice of the public hearing).

Mr. Waddell said this is local control. The State is always telling us what to do; this way the Town can make changes. He wants people to understand this as it is very important.

SB 146 was crafted for Towns/Cities to have a starting point to work with. Towns/Cities take it from there to fit each one's needs.

**VIII. ADJOURNMENT**

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

**SECOND** by Mr. Waddell.

**VOTE: 6 – 0 – 0**

**MOTION PASSED.**

MEETING ADJOURNED: 7:17 p.m.

Respectfully submitted,

Laurie Olivier, Administrative Assistant

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

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

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