

MINUTES

ROCKINGHAM PLANNING COMMISSION

January 10, 2007

Kingston Town Hall, Kingston NH

COMMISSIONERS PRESENT: G. Coppelman, Chairman (Kingston); L. Smith, R. Day (E. Kingston); R. Gross (Greenland); B. Landman (North Hampton); W. Bambury (Hampton); B. Goodrich (Stratham); J. Kennedy (Brentwood); T. Moore (Plaistow); L. Maloney (Windham)

STAFF: C. Sinnott (Executive Director); D. Smith (Regional Planner); E. Steltzer (Assistant Planner); A. Pettengill (Business Manager)

Chairman Coppelman convened the meeting at 7:10 p.m. and introductions were made around the room.

- II. Kingston Planning Update:** Coppelman gave a brief overview of Kingston planning issues. He stated that Kingston has 7400 residents and has a primarily residential tax base. Some of the most significant aquifers in the State are located in Kingston. The Planning Board has been trying to separate residential and commercial land uses and reduce commercial development within the residential areas of town. Discussion followed.

III. Minutes of October 11, 2006

*Kennedy moved to approve the Minutes of October 11, 2006 as presented; Moore seconded. **SO VOTED.***

Legislative Forum Summary included in mailing

IV. Communications

Sinnott noted that staff has completed and filed it's third attempt to secure Brownfields grant funds. Expect a decision in April or May.

RPC and Strafford staff and Coppelman and Ortman (Chairmen of both Commissions) met with Carol Murray and Jeff Brillhart to discuss the MPO Restructuring. NHDOT approves of the restructure and will sign a letter of support. Ortmann represents Rochester which is the largest

community within the MPO. As the largest community, Rochester has veto power over the restructuring per Federal rule. There is concern for at least one dissenting vote on the Rochester City Council. Public outreach will be needed throughout the process and staff will be asking Commissioner representatives to bring information to their Selectmen to gain support. Each town will be asked to adopt a resolution. See Cliff if you'd like more information about presenting this to your Town's Board of Selectmen.

Coastal Zone Program applications for FY 08 are coming due. Any coastal watershed town can apply for this 50% matching funds program. Some examples of projects that have been funded include wetlands mapping, master plan chapters and zoning changes. Towns may apply either through the RPC or on their own. More later in the agenda.

V. Introduction of New Staff

Sinnott introduced Dylan Smith, Regional Planner, formerly of North Country Council. He was born and raised in Sandwich NH and graduated from UNH. He interned with Central NH Planning Commission before working at NCC, and will be working with Greenland and Hampton Falls, on Hazard Mitigation plans and on Community Assessments under the CTAP program.

Sinnott also introduced Eric Steltzer, Assistant Planner, formerly of UNH Complex Systems. Eric has a Masters Degree in Resources and Economic Development and has been very involved with sustainable energy/efficiency projects. He will be working with Atkinson and Newton and on land-use transportation. He will also be working on and energy issues and will be completing the Salem Recreation Plan.

Coppelman interrupted the Agenda to present Seth Perry with a belated Certificate of Appreciation for 35 years of service to the RPC. Perry was not present at the Annual Meeting in June when the award was presented so he wanted to take the opportunity to recognize Perry now. Sinnott reminisced about Seth being part of his first memories of the RPC.

VI. NHARPC/NHDES Innovative Zoning Guidebook

Sinnott gave an overview of the Innovative Zoning Guidebook coordinated by Dept of Environmental Services which includes 14 innovative land use controls. Each of the nine regional commissions

completed one to three sections of the guidebook. Sinnott distributed a memo from Jill Robinson, Sr. Planner, that describes the content and chapters. Any town that wishes to explore these innovative controls further can contact Robinson and she can tailor an ordinance to the municipality. Sinnott reviewed the chapters. Moore noted that Jill did a wonderful presentation on this subject at the OEP Planning conference and showed how these controls work together. Discussion followed.

VII. Commissioner Roundtable

Coppelman stated that Christopher Cross of Newington sent his apology for not being able to attend, but sent along Newington's town meeting issues. They are expanding their "dark skies" light ordinance to tighten restrictions on up-lighting and extending it to residential areas also. Maloney-Windham: Redefining the elderly ordinance and requiring barrier free design; developing a masterplan for village districts; Moore-Plaistow: redefining the village center district and consistency of permitted uses, looking into traffic calming techniques, proposing a new cluster type innovative zoning district; Kennedy-Brentwood: struggling with allowance of duplexes in certain areas of town and requiring electronic plot plans from developers; Goodrich-Stratham: Planning Board has approved rezoning the Stratham Technical school as a mixed retail area, great controversy over using the space as a safety complex for the town instead; a single lot is requesting to extend the commercial zone one more lot to include itself; Bambury-Hampton: convert the Beach to year round use through increasing building height limits and proposing new definitions of hotels, change some zoning areas from residential to residential/commercial to allow professional offices/doctors and dentists who have already established businesses in these residential areas; Landman-North Hampton: lost it's battle with the Hampton Water Company; cell tower located on a conservation easement has been controversial; petition ordinance for carbon coalition for energy efficiency; Gross-Greenland: waiting for the RPC Buildout Analysis; National Building Codes; no resolution on backlot controversy and hopes RPC will use this topic for a future meeting discussion, Perry-Kensington: elderly ordinance; Day-East Kingston: crafted a town center district ordinance which relaxes lot size and setbacks, much like a village plan; new growth control ordinance.

VIII. Proposed Coastal Technical Assistance Planning Grant for FY 2008

Sinnott announced the opportunity to receive technical assistance match funds and noted that any Coastal Program Town interested in applying for technical assistance should get in touch with staff. One

project the RPC will complete within this funding is the implementation of the Coastal Conservation Plan.

IX. Other Business

- A. Project Updates: Tabled
- B. Executive Committee Report: Budget Amendment #1-Table until February meeting; Hazard Mitigation Plan contract: Executive Committee approved a contract to finish up the remaining towns needing hazard mitigation plans.
- C. Meeting Topics: March 14th ; Hampton- invite Executive Councilor Bev Hollingworth; other topics: ask Jill to do another innovative zoning presentation, age restricted housing, DES Commissioner visit; May 9th: Plaistow: 10 year Plan is now a 20 year Plan – explain restructuring, invite Bill Watson from NHDOT

X. Adjourn

*Kennedy moved to adjourn at 9:50 p.m.; Moore seconded. **SO VOTED.***