

*Town of Hampton*



*Department of Resources and  
Economic Development*



**Hampton Beach Area Commission  
Meeting Minutes, September 24, 2009  
Training Room, Hampton Police Station**

**In Attendance:**

John Nyhan, Chairman, Town of Hampton  
Brian Warburton, Vice Chairman, DRED (Seacoast Parks/Recreation)  
Fred Rice, Town of Hampton  
Geannina Guzman-Scanlan- Hampton Beach Village District  
Fran McMahon- Rockingham Planning Commission  
Chuck Rage- Hampton Chamber of Commerce  
Candice Sicard- Secretary  
Tom McGuirk- Hampton Beach Village District  
Jamie Steffen- Hampton Town Planner (Administration)  
Bill Watson, Secretary/Treasurer- NH Department of Transportation

Chairman Nyhan called the meeting to order at 7:00 p.m.

1. Introduction of Commissioners
2. Review & approval of 05/28/09 Minutes

**Consideration of Minutes: 05/28/09:**

Amending minutes:

**Page 2:**

“Chairman Nyhan noted that in the pre-meeting, John and Linda Gephardt spoke about reducing vandalism and littering, and they wanted us to continue to support and educate people about the importance of keeping the beaches clean” changed to “Chairman Nyhan noted that in the pre-meeting, John and Linda Gephart spoke about reducing vandalism and littering, and they wanted us to continue to support and educate people about the importance of keeping the beaches clean.”

Motion to approve with the above change:

**MOVED** by Mr. McMahon  
**SECOND** by Mr. Warburton

**VOTE**

**5-0-1 Mr. Rage Abstained**

**MOTION PASSED**

Chairman's Report & updates

1. New Session – Commissioner Appointments/Re-appointments

Chairman Nyhan said that organizations have reappointed or appointed commissioners. The Board of Selectmen appointed Mr. John Nyhan for a three year term and Mr. Rick Griffin for a two year term. The Village Precinct appointed Lenny Paul, for a one year term and reappointed Mrs. Guzman-Scanlan for a three year term. The Rockingham Planning Commission reappointed Mr. Fran McMahon and the Chamber of Commerce appointed Bob Preston. Chairman Nyhan noted that there is a ninth position for a citizen at large, one year term and if there are interested parties to please submit a letter of interest to Mr. Nyhan by November 6, 2009.

2. State Park Redevelopment Progress Report

Mr. Warburton and Chairman Nyhan said that they attended a meeting held by the Bureau of Public Works, representing DRED and the HBAC, and spoke with twelve construction vendors that had expressed initial interest in the bidding of the Redevelopment Project. The meeting was held at the Seashell, was mandatory and lasted for about an hour and a half. There was discussion about the RFP schedule and deadlines. It was noted once the RFP's are in the committee will select and interview the top six qualified bidders, which will be done by 11/20/09. By 12/08/09 the top three bidders will be brought back in to competitively bid the pricing of the project and by 01/07/10 the bid will be open and a contract award will be given to the low bidder. Finally by 02/19/10 there will be notice to proceed. Mr. Warburton noted that the bidders are chosen based on specific qualifications as communication is one important aspect of the project. It was noted that this process and timeline excludes the visitor center. The proposed timeline calls for breaking ground on 03/09/10, although Chairman Nyhan reiterated that there are no set dates for construction start and stop times.

3. Annual Report Submission

Individual Commissioner Comments/ Updates on Projects

The annual report submission date has changed from the previous October 1<sup>st</sup> to November 1<sup>st</sup>, and Chairman Nyhan is putting together the report for submission which he will forward to the commissioners for review.

Old Business – (other than discussed above)

Mr. McGurik said that there is currently an application in front of the ZBA for a nine unit townhouse style proposed condominium project. The concerns during the meeting were that the Master Plan suggests there be first floor retail in the business seasonal zone, with residential above. The developers said that the particular spot didn't lend itself well to retail space, and this did pass the ZBA.

Mr. Watson noted that the DOT has a few new things going on currently including discussions with Councilor Hollingworth about the ten year transportation plan. Mr. Watson said that there have recently been notice to express or provide letters in intent for scenic byways funds, and that this could possibly encompass the redevelopment project. Mr. Watson also noted that there may be CMAC funding for transit assistance for things such as the park and ride that are coming up as well, which will also require a letter of intent to be submitted, Mr. Watson noted that these letters do not need to be extremely specific. There was discussion about grant applications and matching requirements and that it is important all funds are considered as the Commission is hoping to still find funding for the visitor center. Mr. Watson also spoke about capital budget appropriations at the national level. There was further discussion about transportation enhancement funds and the scenic byways program. Chairman Nyhan said that he will do his best to coordinate a meeting prior to the next scheduled HBAC meeting in order to brainstorm how to submit letters of intent to these funding sources.

Mr. Warburton said that the State Parks Advisory Committee meets on 10/23/09 and will be looking at strategic plan for parks.

Mr. Rage said the beach itself in the summer lacks public transportation and that he would like to see bussing better promoted in the area.

Mrs. Guzman-Scanlan said that she has not heard anything new from Blue Ocean on the proposal that was submitted. She has been in contact with the Public Works Director and the Town Manager to better understand how recycling will be effected when they go to single stream. There was discussion about the addition of rain gardens and other low impact projects.

Mr. Rice said that there is still a great deal of work to be done in regards to the parking study, noting it was crucial that the study was objective, with no bias to a solution. Mr. Rice also spoke about the Earth, Sea and Space Center and that Senator Hassan is looking at options to move the project forward. The Hampton River Bridge was also discussed and the planning of a fixed span bridge. The scenic byways program may be able to assist as would some private funding, such as Seabrook Station, as they would greatly benefit from a new bridge. Mr. Steffen suggested looking at funding for the bridge in a broader scope to include possibly a corridor study which would also help update the corridor management plan for the area.

Mr. McMahon said that recently the Route 1 Corridor Study suggests an intermodal center at the interchange of Route 1 and 101, there was discussion about the transportation enhancements this would provide to the beach in terms of shuttling, though this would all be contingent on the intersection being redone. There was further updates and discussion about the interchange the suggestions of the corridor study.

#### New Business

##### 1. Upcoming Session - Projects/Initiatives

#### Chairman's Recommendations

##### Individual Commissioner Recommendations

#### Chairman Nyhan's Recommendations:

1. The State Park Redevelopment Project - continuing to be the communication network for the local community on the progress of the project and to work towards assisting the State in finalizing the funding for the fourth beach project component at the State Park.
2. The beach infrastructure project - working with the town to bring sewer services to the identified seven streets.
3. The beach fire substation - providing appropriate advice on the impact of a new substation to the long range planning of the beach master plan.
4. The Parking Study - continuing our efforts on completing the study and determine future recommendations
5. Beautification/Signage Project - continuing our efforts by working on sub projects that include additional funding for street lighting that was not completed and looking at how we can "clean up" the west side of the south entrance way to the beach.
6. Economic/Commercial improvements on the west side of Ocean Blvd.

#### Mr. McMahan's Recommendations:

1. Look at potentially requiring first floor retail for the business seasonal zone in the 2010 zoning changes.
2. Would like to see improved drainage and reconstruction from the bridge to Church Street, particularly the sidewalks.

Mr. McGuirk agrees with Chairman Nyhan and Mr. McMahan's recommendations.

#### Mr. Watson's Recommendations:

1. There are more transportation needs than can be funded one goal would be to look at raising the revenue for transportation projects in NH which could be accomplished in a number of ways including increasing vehicle registration fees.

#### Mr. Warburton's Recommendations:

1. Would like to see better and more consistent signage in the community.

Mr. Rage agrees with each of the previous commissioners recommendations and offered his assistance in ongoing projects.

Mrs. Guzman-Scanlan agrees with each of the previous commissioners recommendations.

Mr. Rice's Recommendations:

1. Stay with Commissions original role to provide planning advice to the town and state.
2. Hopes to increase beautification and install better signage throughout the beach.
3. Place improvements on the west side of Ashworth Ave as a high priority.

## 2. Individual Commissioners – Service Recognition

Chairman Nyhan said that though he had not always lived in Hampton, since he has been moved here and become involved in the community, he recognized the efforts of people working incredibly hard to give back to Hampton, and he wanted to thank the following:

Mr. McGuirk for being a commissioner who has done more behind the scenes, contributing everything he could, as he was not able to attend some other regularly scheduled HBAC meetings. Chairman Nyhan thanked him for being a commissioner first, business owner and resident second when serving on the HBAC.

Chuck Rage was thanked for coming to each meeting representing the Chamber of Commerce but was also a Precinct Commissioner as well. Chairman Nyhan thanked Mr. Rage for his wealth of knowledge and influence as his opinions often gave the HBAC critical information. Mr. Rage's work outside of the regular meetings was also noted.

Mr. Rice was thanked for introducing Chairman Nyhan to the commission and being constantly enthusiastic. Chairman Nyhan said that though there were issues they disagreed, he appreciated Mr. Rice's opinions being clear, as his love for the community is always his top priority.

Mr. Warburton wanted to also comment that Mr. Rice was Hampton's first West Point Graduate, and that out of every board and commission Mr. Warburton has served on, he has not encountered someone as hard working as Mr. Rice. Mr. Warburton said that he respects Mr. Rage and that he has always thought of the betterment of the community first. Mr. Warburton said that he respects Mr. McGuirk and his zoning and real estate expertise.

## 3. Informational Meeting – New Commissioners – Date –TBD

Chairman Nyhan said that he would like to have an orientation meeting with the new commissioners if anyone would like to attend, he hopes to pick a date by next week and post the meeting as a public hearing.

## 4. Financials

Chairman Nyhan said the transfer of funds discussed at the previous meeting are in process.

5. Next meeting date November 19, 2009

6. Adjourn

**MOVED** by Mr. Warburton to adjourn

**SECOND** by Mr. Rice

**VOTE**                      **7-0-0**

**MOTION PASSED**