



**Hampton Beach Area Commission  
100 Winnacunnet Road  
Hampton, New Hampshire 03842  
Selectmen's Meeting Room – Town Hall  
Monthly Meeting – January 28, 2016  
7:00 PM**

**MINUTES**

**In Attendance:**

John Nyhan, Chairman, Town of Hampton Representative  
Fran McMahon, Rockingham Planning Commission  
Bob Preston, Hampton Chamber of Commerce  
Chuck Rage, Hampton Beach Village District  
Robert Ladd, Hampton Beach Village District  
Dean Merrill, At Large

**Excused:** Rick Griffin, Town of Hampton Representative  
Bill Watson, Vice Chairman-NH Department of Transportation  
Michael Housman, DRED Operations Supervisor

**Absent:** 0

**Other:** Anne Marchand, Secretary  
Jason Bachand, Town Planner

**Call to Order:** The meeting was called to order at 7:00 p.m.

**Pledge of Allegiance.**

**Introduction of Commissioners.**

**Public Comments related to Agenda Items.** Charlie Preston questioned the status of the Transportation Grant and of the balance to date. He also questioned if the money could be used for plans and engineering. Mr. Nyhan said that updates will be provided later in the meeting.

**Appointments.** No appointments this evening.

**APPROVAL OF MINUTES.**

There were three corrections to be approved for the Minutes of November 19, 2015

Page Two: Mr. Ladd (not Mr. Lord)

Page Two: Mr Ladd stated he was referring the Town/West side of Ocean Boulevard (not beach side).

Page Five: Site Review Subcommittee – Mr. Rage, Mr. Nyhan and Mr. Preston. Mr. Merrill was not present.

**MOTION: It was moved by Mr. Rage Seconded by Mr. Preston to approve the Minutes of the November 19, 2015 Meeting as edited.**

**VOTE: 6 in favor, 3 Excused**

**MOTION PASSED**

**CHAIRMAN's REPORT.**

**1. Update and further direction on 2017 NH Capital Budget Request - South Beach State Park**

Mr. Nyhan stated that recommendations for the State Park have to be submitted in order to have appropriations approved. Suggested has been a tourist stop/center with restrooms, etc. Recommendations should be made between now and April and, before the HBAC recommends, there needs to be discussion after which, a formal request to put money into a strategy to incorporate a new area at the State Park. This is a decision HBAC has to make as soon as possible and not want to wait until March for consensus.

Mr. Ladd stated he would be supportive if funding were put into the Capital Budget request to fund the last component of the South Beach Project. He would support a tourist stop/center as that would have potential to attract people to the beach.

Mr. Rage questioned if the funding is still viable and can they complete a project within the budgeted amount. He stated the access in and out should be looked at before we put the cart before the horse.

Mr. Nyhan stated there is \$1.6 million in funding and he assumes the project would be between \$1.5 and 2 million. The original plan would open the door for HBAC to establish a public transportation component from the State Park to the beach and back. As part of the strategy, he questioned if we should be looking at trying to get vendors, which was a plan 5-6 years ago.

Mr. McMahan said that HBAC should pursue something as part of our plan and need to move forward. He questioned if it would make sense to phase a project with engineering one year and construction the next year.

Mr Nyhan pointed out that the budget is every two years and that Capital Budget proposals would be considered by the Governor in December of 2016. Following, it would go to the House and Senate process in the spring of 2017 and in June, 2017, it would be adopted. The planning process is lengthy.

Mr. Preston stated that there is no question the area is underutilized and is the Gateway, so it would be good to see anything that would enhance the area. He stated that Ocean Boulevard should be the main focus of the HBAC.

Mr. Merrill commented that a transportation plan would make things flow smoothly, but it is difficult to work with that amount of money.

Mr. Nyhan commented that it was his understanding that this component of the redevelopment project was, to house on the north side of the State Park parking lot, a building which may be a mini visitors station (such as the one on I95 North) with bathrooms, tourist information and a place people could have

transportation from the parking lot to the beach. Three major factors were established in the original design of this piece of the project including the 1) visitor station 2) parking mechanism, and 3) restrooms in some type of a tourist site. There was discussion about adding basketball courts and tennis courts at one time.

He stated that perhaps we should be looking at the State Park as a component of enhancing the overall beach and, to do that, something should be put there. It may be doable by looking at engineering and design, then construction in the second Capital Budget. He also noted that every two years money is put in the budget for seawall completion.

Mr. McMahon questioned if one can build a revenue component with this and does the State generate revenue from I-95.

Mr. Nyhan noted that if one ties in with a transport mechanism, parking revenues would be increased. Mr. Preston noted that it is a great idea to park, get on a bus, and go to the beach.

Mr. McMahon commented that the vendors create a set of issues with businesses on the beach and one must be careful. Further, parking is a potential source of revenue and transit vehicles could take people to the center of the beach.

Mr. Merrill stated there needs to be a plan before putting something in place and, if looking at rental space, look at the Seashell.

Mr. Nyhan stated that the HBAC should agree that something needs to be done, but if one waits until the next Capital Budget, that would move us into 2019. Further, more than \$5 million will be needed to do Ocean Boulevard. It may be feasible to hold off making recommendations, but HBAC should identify that something needs to be done. Recommendations will have to be made to DOT in 2017 of where funds should be applied as to the redevelopment of Ocean Boulevard. He question whether redevelopment should start at the bridge and go down Ocean Boulevard.

Mr. Rage stated that DRED should fund a study, which is something that should not be put off, and ideas should be worked on for the 2018-2019 budget.

Mr. Nyhan stated that there should be discussion with DRED between now and the next HBAC meeting in order to get their opinions on what they would consider.

Consensus of the Committee: Mr. Nyhan will arrange a meeting with DRED, and the HBAC will continue discussion following the meeting and report on March 1st. At that time, the HBAC should be prepared take a vote on the recommendations.

**TREASURER'S REPORT** - Mr. Housman, Treasurer, was not present. He reported to Mr. Nyhan that there were no changes in the budget as of this date. The amount of \$11,839.49 remains in the budget.

## **OLD BUSINESS**

### 1. Update: Transportation Grant Updates and Ten Year NH Transportation Plan Status.

In the absence of Mr. Watson, Mr. Nyhan reported the following:

Mr. Nyhan reported that \$5- \$6 million was put into the NH Transportation Plan. Counsellor Sununu assisted in raising the amount to the \$5-\$6 million. These funds are earmarked for 2018-2019 and has to do with the Transportation Plan itself. Another revision was when the Executive Council submitted their plan to the Governor there was an opportunity to revise. When it came to the Line Item for the Bridge rehab in 2018 – 2019, the item was taken out and replaced with the proposal of reconstruction of a new bridge which will be based on a three year plan for 2025-2027 with a \$40 million cost. This construction

project has details to be worked out, but the Governor wants it to go forward. The new bridge would be constructed over three years, and it is proposed to be a three-lane bridge to be constructed on the west side of the original bridge which would be high enough not to be a draw bridge and would be extended on both ends. The footage increase would be 200 to 250 feet at both the entry and exit to the bridge. The west side is now the sand dunes, is underutilized and would reach nearly to Ocean Wok.

Mr. Nyhan said this is a major change within the ten-year plan and questioned if it would be supported by the House and Senate. The Plan has now gone to the House Committee on Transportation. It is expected other issues will be added and deleted. Mr. Nyhan asked for comments on the above and said this is something that needs more thought. He questioned how this new bridge plan would come into the HBAC plans for Ocean Boulevard, and this connection needs to be looked at carefully.

Mr. McMahon stated that this raises land and harbor issues and changes the game with a fixed bridge with regards on what kinds of boats can come and in out. Further, he questioned the impacts of what happens up stream of the bridge which needs to be thought through.

Mr Preston said there would be Public Hearings for the fishermen and boats can only be so big.

Mr. Nyhan said one has to be sensitive to the Transportation Grant, and HBAC has to take a serious look at the Master Plan and to all components of the transportation section of the Master Plan. He pointed out the original Master Plan talked about construction of a new bridge.

Mr. Preston said so much is happening with the Ocean Boulevard connection to the bridge, there needs to be discussion on how to move forward.

Mr. Nyhan commented on the discussion between VHB, William Rose, and the Town Departments (Town Manager, Fire and Police Departments, and DPW Director). All heard the presentation and made comments. Recommendations/comments have been received from the Town Manager, DPW, and Fire Chief and verbal comments given to Mr. Nyhan by the Police Chief. These comments will be sent to VHB and Mr. Rose for review. Mr. Nyhan also stated there were strong feelings by the Town Departments that Ashworth Avenue should stay one way; however, there were favorable comments that north of the Ashworth Hotel there should be changes to better move the traffic flow and add parking in the center of Ocean Boulevard to the beach side. There were also comments on the round-about.

Mr. Nyhan stated he wants to meet with Mr. Rose to review line items and where we are with funds. He also want to review whether or not the 2015 tasks are complete. He will provide a full report to the HBAC and report on what to look forward to in 2016. It is important that Mr. Rose and VHB keep HBAC informed. Now, he stated, it is important to start thinking about the second part of the Grant in that there should be a clear understanding how to use the remaining \$150,000.

With regard to the Intermodal Plan, Mr. Bachand stated that it is currently on the shelf; however, he is planning to present a study to the Selectmen on February 29<sup>th</sup>. Mr. Bachand will keep the HBAC informed.

Mr. Preston noted that some of the \$150,000 may be able to help with the Intermodal Plan.

Mr. Nyhan stated that if one listens to the DPW and all the different things they say should be done, one issue that has direct impact is King's Highway. The Town is looking at the highway's drainage. He questioned if this issue should be looked at for financial support. Further, there are many different issues that should be looked at for the best use of the \$150,000.

Mr. Preston noted that HBAC has a good rapport with DOT, thanks to Mr. Watson, and we must move forward.

Mr. McMahon stated that Ocean Boulevard is #1.

Mr. Rage reported that his efforts to connect with Coastal Transportation have not been successful and he is now working with others on transportation. He noted that the timing is not easy and numbers are needed when speaking with companies.

**NEW BUSINESS:**

1. Site Review Request. Mr. Nyhan reported that Mr. Flurey has purchased two adjacent properties and would like to expand “Bernie’s” with more decking on the second level which would be closed in allowing continued entertainment without disrupting neighbors. Mr. Rage, Mr. Nyhan, and Mr. Preston will review the plans with the applicant’s attorney and recommendation will be made at the HBAC March 1<sup>st</sup> meeting. Mr. Bachand stated that the Application has been submitted to the Town’s Planning Board and a PRC will be held after additional information has been received from Mr. Flurey.
2. Election of Officers will take place at the March 1<sup>st</sup> Meeting.
3. Fundraising Ideas to add to HBAC Account. Mr. Nyhan stated that it would be a good idea to look at a small fund raising event sponsored by the HBAC to increase the account. He stated this is not a must but would allow for additional funds for “match money” should it be requested and agreed. This would be similar to the \$4000 match to the Police Department this past summer.

Mr. Preston suggested a Raffle at \$100 per ticket or with other options such as two \$25 tickets, followed by a Raffle Party on Mr. Rage’s Hotel deck. HBAC could keep half of what is taken in, paying out the other half. Mr. Nyhan appointed Mr. Preston as Chair of the Fundraising Subcommittee. A proposal will be brought to the HBAC at the March 1<sup>st</sup> meeting.

4. Other new business. Mr. Charlie Preston spoke to the Moose license plates and the time sensitive date for submission. Further, Senator Stiles is filing a bill on the State Beach Park plates and he would appreciate support of the Senator’s bill.

**THE NEXT MEETING WILL BE HELD on TUESDAY, MARCH 1, 2016. Please note change of date.**

**ADJOURNMENT: It was moved by Mr. Preston, Seconded by Mr. Rage and voted unanimously to adjourn the meeting at 8:10 p.m.**

**MOTION PASSED**

**Respectfully submitted,  
Anne Marchand, Secretary**

**Thank You Channel 22**