

Memo To: Town of North Hampton Planning Board
From: Jennifer Rowden, Senior Planner, Rockingham Planning Commission
Date: June 1, 2020
Subject: North Hampton Library Proposal Review

Rockingham Planning Commission (RPC) has received the site plan proposal for the new North Hampton Library to be located at 239 Atlantic Avenue. As a "governmental use" this site plan proposal is not subject to local land use ordinances per RSA 674:54; however, the North Hampton Planning Board may issue written comment about the compliance of the proposal with typical land use regulations. If the Planning Board chooses to conduct a public hearing on this proposal, it must be held within 30 days of receiving the notice of the proposal (notice was given on May 20, 2020).

The following includes a review of the land use regulations (zoning and site plan regulations) that the proposal does not adhere too. However, this review does not include comments on engineering design aspects of regulations (parking lot design, stormwater system design, septic facilities, etc.) as those should be completed by a licensed engineer.

1. **Setbacks** (ZO 203.1): The proposed building and is located partially within the 30-foot front-yard setback of the site along Atlantic Avenue and a series of concrete pads (that are considered structures) are located within the 30-foot setback on Alden Avenue. There appears to also be a dumpster pad (not labeled) on the rear of the property located within the 25-foot rear-yard setback.
2. **Maximum Lot Coverage** (ZO 203.1): The site is current covered by 2% impervious coverage, primarily from the driveway of the previously existing building. The proposed 12,000 square foot building, patio, driveway, parking, and sidewalks will result in 53.65% impervious coverage. In the R-1 zoning district, the maximum lot coverage for a lot of less than two acres is 35%.
3. **Landscaping** (SPR X.C.): A limited amount of information was provided regarding the landscaping design of the site, with a note of page C1.2 on the plan stating eight trees of a species to be determined by owner will be installed. It is recommended that a more detailed landscaping plan be developed that adheres to the provisions of SPR X.C to ensure considerations of screening, not impeded traffic safety, reduce impact on utilities, and general aesthetics with abutting parcels.
4. **Snow Storage** (SPR X.D): Snow storage is not depicted on this proposal. While adequate room appear to be available on the site, it is recommended that the location be depicted to ensure no negative impacts occur from storage locations.
5. **Architectural Standards** (SPR X.E): The information supplied for architectural design of the proposal appears to be compliant with the site plan regulations. However, some information such as floor plans and lighting information has not been supplied. It is recommended that a lighting plan be developed to that complies with the outdoor lighting ordinance (ZO 305) to ensure lighting does not spill onto adjacent roadways or neighboring properties, provides adequate lighting is using parking at neighboring Town facilities.
6. **Stormwater Management** (SPR X.F): As noted previously, local land use regulations are not required to be followed for this proposal, however, all applicable state and federal regulations must be followed. North Hampton's stormwater regulations were updated in 2017 to comply with the federal MS4 Stormwater Permit requirements issued by the Environmental Protection Agency. Under the MS4 Permit, North Hampton is required to manage stormwater runoff from municipally owned properties, including the site of this proposal. It is strongly recommended that the Town ensure that the stormwater management system offered in this proposal complies with the site plan regulations. The majority of these regulations are

engineering in nature and should be reviewed by a licensed engineer. The following are some of the components of the stormwater plan information that do not meet the site plan regulations:

- a. Pervious Pavement (SPR X.F.3.c.xv.): Currently, traditional pavement is proposed on this site while regulations require pervious pavement unless impractical. The use of this site may lend itself to the use of pervious pavement. If combined with an educational sign about stormwater the Town could take credit for both installation of the pervious pavement and count the outreach every year as required by the MS4 Permit.
 - b. Operation and Maintenance Requirements (SPR X.F.7): No operation and maintenance information has been provided for the stormwater drainage system. The maintenance of these systems is critical for their long-term function of treating stormwater. Having the detail of these operations must also be included in the MS4 Permit requirement of a Stormwater Pollution Prevention Plan (SWPPP) for all municipal facilities.
7. **Parking Requirements** (SPR XII): The proposed site provides 18 parking spaces, including two ADA spaces. A use of this type would typically require 1 space per 300 square feet of building under site plan regulations; for the 12,000 sq. foot building proposed this would require 40 parking spaces. It is understood that there will remain existing parking opportunities on neighboring municipal facilities. It is recommended that the Planning Board consider how the other municipal spaces are used during the day, evening, and weekend timeframes to evaluate if 18 spaces is sufficient for the majority of uses at the library or if spillover parking will be routinely needed.
8. **Utilities:** On Sheet 1, General Note 1.6 states that the library is to be served by "city water". This presumably refers to service by Aquarian Water Company. It is recommended that a letter from Aquarian Water Company be obtained stating that it is able to service the new building.

If the Board has any questions, please feel free to contact me.