

DATE: November 20, 2020

SUBJECT: Recommendations to Increase Flood Resiliency in Hampton

The Hampton Coastal Hazards & Adaptation Team (CHAT) has developed the enclosed set of recommendations to increase flood resiliency for the Town of Hampton.

CHAT is comprised of representatives from boards and commissions in Hampton, planning and public works staff, the Hampton Beach Area Commission and Hampton Beach Village District, the Seabrook-Hamptons Estuary Alliance (SHEA), and two resident representatives. NHDES Coastal Program staff and a consultant provide support. SHEA serves as the group's administrator.

CHAT has four primary objectives:

1. Improve coordination of flood hazard management and adaptation efforts in Hampton.
2. Investigate, analyze, and prioritize flood management and adaptation strategies and present recommendations to the Municipal Boards and Commissions for consideration.
3. Inform residents about the flood hazard management and adaptation options the Town is considering and enable residents to provide input on these options.
4. Provide educational and public outreach opportunities concerning flood hazard management and adaptation strategies.

Since January 2019, CHAT has met monthly to discuss and investigate the town's vulnerability to flooding and opportunities to increase resiliency. This is a complex issue that impacts individual properties, roads, critical facilities, natural resources, and entire neighborhoods. CHAT's approach to meeting its objectives consists of the following components:

1. Identify vulnerable areas.
2. Share flood updates with CHAT members to increase awareness of ongoing activities.
3. Learn about adaptation strategies.
4. Become familiar with the science and recommendations related to sea level rise and flood resilience.

CHAT has engaged in a number of activities over the last 22 months. Among these include:

- Discussing a range of types of adaptation strategies to reduce property, infrastructure, and neighborhood vulnerability to flooding.
- Reviewing the latest science, sea level projections, and New Hampshire specific guidance for adapting to future sea level rise.
- Reviewing adaptation case studies and frameworks from around the country.
- Engaging with guest speakers on topics such as culvert sizing, sea walls, living shorelines, insurance, and voluntary buyout programs.
- Studying and adding data to flood vulnerability maps.
- Sharing pertinent flood adaptation 'updates' with other CHAT members.
- Developing recommendations for the Town.

The 2019 CHAT progress report and appendices, available at: <http://shea4nh.org/2019/08/01/coastal-hazards-adaptation-team-chat/> provide additional information on the group's work. Meeting minutes are also available on this page.

CHAT has developed this set of planning, policy, staffing, outreach, research, and regulatory recommendations after engaging in thoughtful and comprehensive discussions about strategies and options to address the challenges that the Town, residents, and property owners face with respect to current flooding and future sea level rise. Each recommendation includes the following information: the category or type of recommendation, suggested timeframe and responsible party(ies) for implementation, potential partners and funding sources, and an estimate of the cost to implement the recommendation. CHAT is available to assist with further investigation, vetting, and refinement of these recommendations.

We look forward to collaborating with and supporting the Town in addressing flood vulnerability and shaping a sustainable future for Hampton. CHAT's next steps include re-examining and amending, as necessary, the group's objectives and role. This will include working with the Town to determine the role CHAT may play as an advisor to the Town, identifying additional education and outreach needs, and identifying specific projects and funding to pursue.

On behalf of CHAT, thank you for reviewing and considering these recommendations with the Board of Selectmen. To assist with your review, we have highlighted the recommendations that we believe are most pertinent to this board with an asterisk (*). Please reach out for additional information and to discuss how CHAT can support implementation of these recommendations.

Sincerely,



Jay Diener

Chair, Conservation Commission & President, Seabrook-Hampton's Estuary Alliance

CHAT Members

Jason Bachand, Town Planner, Planning Department

Tom Bassett, Resident

Deb Bourbeau, Resident

Norma Collins, Zoning Board of Adjustment

Jennifer Hale, Deputy Director, Public Works Department

Jay Diener, Conservation Commission

Rayann Dionne, Conservation Commission

Bob Ladd, Hampton Beach Village District

Stephen LaBranche, Budget Committee

Barbara Kravitz, Hampton Beach Area Commission

Mark Olson, Planning Board

Jim Waddell, Board of Selectmen

# ¹	Category	Recommendation	Implementation				
			Timeframe (yrs) 0-1, 2-5, 5+	Responsibility	Potential Partners	Cost Est. (\$) <5, 5-10, 10-50, 50+	Potential Funding
1	Planning	Require that the Comprehensive Master Plan and future updates of the Comprehensive Master Plan integrate sea level rise (SLR) impacts throughout of the plan and identify strategies for effectively responding to SLR and encouraging development in safe areas.	0-1 yr, ongoing	Planning Dept, PB, Master Plan Steering Committee	NHCP, HBAC	N/A - Funding already allocated to the current update	
2*	Planning	Initiate a discussion on how coastal properties are assessed and the impacts of sea level rise on properties.	0-1 yr	BOS, Assessing Dept	NHCP, Consultant	Staff Time ²	
3	Planning & Building Regulations	Investigate opportunities to improve applicant, local board awareness of flood vulnerability by restructuring the project review process. Consider the merits of requiring Project Review Committee meeting before ZBA hearing.	0-1 yr	Planning Dept, PB, ZBA, Building Dept	RPC, Consultant	<\$5,000	Staff time
4	Data Collection, Assessment, Research	Utilize data obtained through flood engineering studies and Coastal Management Master Plan Chapter as baseline data for future modeling efforts and studies.	0-1 yr, ongoing	DPW, Planning Dept	NHCP	NA	
5*	Public Outreach & Engagement	Continue and enhance public outreach efforts to engage and inform community members of flood hazards, vulnerability, and opportunities to increase resiliency and to solicit input from residents.	0-1 yr	Boards & Committees, Staff	CHAT, NHCP, HBAC, RPC	NA	
6*	Funding	Create Capital Reserve account or Community Resilience Incentive Zone (NH RSA 79-E) with seed funding to be used for grant match and cost share for municipal repairs, upgrades, flood mitigation and/or projects identified in the Coastal Management Master Plan Chapter, Hazard Mitigation Plan, flood engineering studies, and other local or regional flood studies.	0-1 yr	BOS, Finance Dept, Assessing, GIS, TW		Staff Time ²	
7*	Policy & Ordinance	Amend Town of Hampton Code Section 805-9(M)(1) to lower the threshold for authorized parking in municipal parking lots when tides are in excess of 9.7 feet (as opposed to 10.0 feet).	0-1 yr	BOS, TW	NHCP	Staff Time ²	
8*	Incentive	Continue to work with out-of-compliance property owners to comply with the National Flood Insurance Program (NFIP) , so that the Town can join the Community Rating System (CRS) , the Community Resilience & Floodplain Administrator can track and identify points for CRS, and property owners who pay flood insurance can benefit from reduced premiums.	0-1 yr	BOS, Community Resilience & Floodplain Administrator	NHOSI	Staff Time ²	

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9*	Staff Position	Create a full time Community Resilience & Floodplain Administrator staff position. A percentage of this individual's role would be allocated to administering the floodplain ordinance and a percentage would be allocated to building climate resiliency and educating about flood and climate resiliency. May be an opportunity for a regional staff person.	2-5 yr	BOS, Planning Dept., Building Dept., Budget Committee, DPW, TW	NHCP, NHOSI, HSEM, FEMA, RPC	\$50,000+, potentially a self-funded position through grants	General Fund, HMGP, BRIC, grant search
10	Floodplain Management Ordinance Amendments ³ (Zoning Ordinance Section 2.4)	<ol style="list-style-type: none"> 1) Prohibit construction of critical facilities within high risk Special Flood Hazard Area (SFHA) unless the project has been reviewed using the NH Coastal Flood Risk Guidance and the following criteria are met: (a) No feasible alternative location exists, (b) the facility is designed to higher protection standards, (c) a flood evacuation plan has been developed. 2) Prohibit new construction within the SFHA. 3) Prohibit placement of fill within the SFHA <u>OR</u> require compensatory storage. 4) Reduce the substantial improvement threshold from 50% to 40% of the market value of the structure. 5) Require that improvements and repairs be tracked cumulatively over a certain time period (i.e. 3,5, 10 yrs) to ensure that flood regulations are triggered with enough reinvestment in the building. 6) Reduce impervious surface coverage limit within the SFHA from 60-75% to 50% for all districts. 7) Require 2 feet of freeboard or elevation based on the Design Flood Elevation determined using the NH Coastal Flood Risk Guidance. 	2-5 yr	Planning Dept, PB, CC, TW	NHCP, NHOSI, RPC, Consultant, HSEM	Staff Time ² , \$5-10,000	NHCP grant funds, PREP grant funds
11	Wetland Cons. District Amendments (Zoning Ordinance Section 2.3)	Require that construction or substantial improvement of any structure within the SFHA (as opposed to only structures in the Tidal Wetland Conservation District) comply with the standards of section 2.4.11-C.	2-5 yr	Planning Dept, PB, CC, TW	NHOSI, NHCP	Staff Time ² , <\$5-10,000	NHCP grant funds, PREP grant funds
12*	Data Collection, Assessment, Research	Seek funding to continue engineering and hydrogeological studies and address flooding and drainage in vulnerable areas.	2-5 yr	DPW, TW	NHCP, Consultant	\$50,000+	BRIC, NFWF
13*	Data Collection, Assessment, Research	Conduct an assessment to better understand and plan for the economic impacts (development, tourism, tax base, etc.) associated with SLR. ⁴	2-5 yr	Planning Dept, BOS, Assessing, TW	NHCP, SHEA, RPC, Consultant, HBAC	\$10-50,000	NHCP Grant Funds

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14	Advisory & Oversight	Establish an Implementation Committee to ensure that the various recommendations of the Comprehensive Master Plan are carefully considered and adopted in a timely manner, as appropriate.	2-5 yr	Planning Dept, PB, Master Plan Steering Committee	CHAT, HBAC	NA	
15	Planning	Conduct a visioning effort to begin to identify potential positive, alternative land uses and activities for areas that are anticipated to be impacted by SLR. ⁴	2-5 yr	Planning Dept, CC	SHEA, NHCP, UNH-E, NHDPR RPC, Consultant	\$5-10,000	NHCP grant funds
16	Planning	Prioritize land conservation initiatives in areas of predicted marsh migration.	2-5 yr	CC, MP Steering Committee	NHCP, SELT, SHEA, PREP	\$10-50,000, \$50,000+	LCHIP, Moose-plate, GBRPP
17	Zoning & Land Use Regulations	Review Zoning Ordinance , Site Plan Review Regulations , and Subdivision Regulations and identify opportunities and strategies to encourage and incentivize development in areas that are not vulnerable to current or potential future flooding.	2-5 yr	Planning Dept, PB, TW	RPC, Consultant	\$5-10,000	NHCP grant funds
18	New Coastal Hazard Overlay District	Form a subcommittee to work on development of a new coastal hazard overlay district that has higher regulatory standards for areas of the community at risk to flooding and sea level rise. One requirement within the overlay would be that individuals who submit an application to the Planning Board, or the building inspector if no Planning Board approval is required, utilize the NH Coastal Flood Risk Guidance . Another potential component could be inclusion of areas of predicted marsh migration under specific scenarios and timeframes.	2-5 yr	Planning Dept, PB, Building Inspector, CC, CHAT, TW	NHCP, RPC, Consultant, HBAC	\$10-50,000	NHCP grant funds
19*	Policy & Ordinance	Develop a process or policy for staff and departments to follow to identify and account for climate change impacts when submitting a project for inclusion in the Capital Improvement Plan .	2-5 yr	CIP Committee	NHCP, RPC, Consultant	Staff Time ² , <\$5,000	

¹ Recommendations are organized by timeframe for implementation. Recommendation number does not indicate priority.

² Staff time can be used as match for some grants.

³ Proposed amendments to the Floodplain Management Ordinance are [higher standards recommended by the OSI Floodplain Management Program](#) and eligible for [Community Rating System](#) credit. CHAT recommends that these amendments be considered as individual amendments to the Ordinance.

⁴ CHAT recommends that the [NH Coastal Flood Risk Summary, Part II: Guidance for Using Scientific Projections](#) be used to determine the appropriate SLR estimate to plan for depending on a specific project's timeframe and tolerance for risk. For general planning purposes, use of the 2-foot SLR by 2050 and 4-foot SLR by 2100 planning scenarios are recommended.

Acronyms

BOS = Hampton Board of Selectmen

CC = Hampton Conservation Commission

PB = Hampton Planning Board

DPW = Hampton Department of Public Works
CIP Committee = Hampton Capital Improvements Plan Committee
NHCP = NH Department of Environmental Services Coastal Program
NHOSI = NH Office of Strategic Planning (Floodplain Management Program)
NHDPR = NH Division of Parks and Recreation
HSEM = NH Homeland Security and Emergency Management
FEMA = Federal Emergency Management Agency
SHEA = Seabrook Hamptons Estuary Alliance

RCP = Rockingham Planning Commission
UNH-E = University of NH Extension
SELT = Southeast Land Trust
BRIC = FEMA Building Resilient Infrastructure & Communities
HMGP = FEMA Hazard Mitigation Grant Program
NFWF = National Fish and Wildlife Foundation
GBRPP = Great Bay Resource Protection Partnership
PREP = Piscataqua Region Estuaries Partnership
CHAT = Hampton Coastal Hazards & Adaptation Team
HBAC = Hampton Beach Area Commission
TW = Town Warrant; Voter approval may be required

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