
Coastal Hazards Adaptation Team (CHAT) Work Session #50

Tuesday, May 16, 2023

1:00-3:00PM

VIRTUAL MEETING

MINUTES

1. Introductions

Jason Bachand – Hampton Town Planner

Tori Bamford – Hampton Coastal Resilience Coordinator

Tom Bassett – Hampton Resident

Jay Diener - Hampton Conservation Commission

Rayann Dionne - Seabrook-Hampton Estuary Alliance (SHEA)

Mike Edgar – Hampton Representative

Jennifer Hale - Hampton Department of Public Works (DPW)

Kristin Howard –NH Department of Environmental Services Coastal Program (NHDESCP)

Barbara Kravitz - Hampton Beach Area Commission

Stephen LaBranche

Keith Lessard – Hampton Planning Board

Chris Muns – Hampton Representative

Brianna O'Brien – Hampton Conservation Coordinator

Lucy Perkins – NHDESCP

Eric Sunderlin – DPW Engineer IT

Public – Kathy Kaklamanos, resident

2. Approve April 2023 Meeting Minutes

Mr. LaBranche moved to approve the April meeting minutes

Mr. Diener seconded the motion

Vote: All in favor with Mr. LaBranche and Rep. Muns abstaining

3. Relevant Flood Updates

Mr. Bachand

- First Master Implementation Committee meeting is scheduled for June 28th at 7 pm in the Board of Selectmen Meeting Room.
- At the upcoming Hampton Garden Club Plant sale (May 20th), have a table presenting information on the new Master Plan.

- Flood Smart Committee, with support from the Rockingham Planning Commission, met in May to discuss potential floodplain ordinance revisions. A follow-up survey to help steer future meetings is in development. The next meeting is June 15th.

Tom Bassett

- Shared images of flooding from May (see attached slides). The flooding experienced resulted from water from Meadow Pond backing up through the storm drains and into the street.
 - May 1st – flooding on Gentian and Greene Streets linked to a storm where the water from the Road and King’s Highway could not drain.
 - On May 1 and May 8, the high tide readings at the Hampton Tide gauge were 1–2 feet higher than the NOAA predicted high tide heights.
 - May 5 through May 9, the tides were over 10 ft. Flooding becomes a concern when tides are over 10 feet, but severe flooding occurs when tides are 11 to 12 feet.
 - May 8th – no storm event, classic sunny day flooding event.
 - NHDES continues to test the water quality of flood waters. More data need for trend analysis, but some samples have elevated bacteria levels.
 - Ms. Howard added that Salley Houle in the NHDES Water Division leads the sampling effort. It is a proof-of-concept effort to inform the neighborhood and Town about the high tide flooding to water quality and to see if there are any discernable trends. Additional sampling visits are scheduled for this summer and fall to bolster the data set. A second aspect of this effort is to consider how to communicate the result once there is enough data.

Ms. Hale

- Met with NHDES to work through the grant scope and next steps for the new King’s Highway drainage system project. This project timeline extends into 2024; it is not a shovel-ready project. Before construction can begin, there is a lot of behind the scene work, such as finalizing the grant award, completing final designs, and contractor bidding. Will continue to provide monthly updates.
- NHDES CP, led by Kevin Lucey, applied for an [“America the Beautiful Challenge”](#) grant which would take the salt marsh ditch mitigation project through implementation if selected.

Ms. O’Brien

- Facebook is up and running but needs more material.
- Visitation is low. Looking for other Facebook pages that can link to it to help increase visibility.

Ms. Kravitz

- HBAC’s consultant, GEI, presented the resilience concepts on April 27 and toured three beach areas. There were 60 people in attendance.
- On May 23rd, HBAC will host a public hearing at Hampton Academy on the first draft of the Master Plan update. The draft materials will be posted and accessible from the Town’s website.
- The HBAC will meet on May 25th to further review and comment on the draft chapter. The final plan will be completed on June 30.

Ms. Howard

- Reminder that the NHDES CP’s Resilience Grant opportunity is due May 26th, shared a link for more information

4. Hampton Coastal Resilience Coordinator

Ms. Bamford gave a presentation summarizing the status of various tasks she has been working on and requested a letter of support from CHAT for a grant proposal to the NHDES CP’s Coastal Resilience Grant that would extend her position for about ten additional months. The funding would allow her to continue advancing the tasks outlined in her current work plan and expand the role. See attached slides for the summary.

Several members appreciated the update and expressed an increased understanding of the extensive work plan.

Mr. Diener asked for clarity about public outreach efforts and the overall awareness of her position as a resource. What are the current ways in which citizens and other Town boards can connect with her?

- Ms. Bamford responded that she had attended a few Town Board meetings to introduce herself, such as the Conservation Commission and Planning Board. There was a short bio about her and the position in the Conservation Commission January newsletter. She worked with a property owner to explore opportunities to elevate their structure. Open to suggestions for increasing visibility and engagement with boards and the public.
- Mr. LaBranche highly recommended attending a monthly Hampton Beach Village District (HBVD) meeting. This is a prime group with a target audience interested in flooding. The HBVD’s focus area includes Hampton Beach up to Winnacunnet Rd. Many attend whenever a topic related to flooding is on the agenda. Recommended contacting Chuck Rage, who is both on the Board of Selectmen (BOS) and HBVD and coming to a future meeting to discuss her position and the resources she can offer.
- Ms. Bamford would look into attending an upcoming meeting
- Ms. Dionne asked if her position and contact information are noted on the Town webpage.
 - Ms. Bamford noted that she was in the process of creating a dedicated Coastal Resilience page.

- Ms. Dionne recommended, in the meantime, adding contact information to the Town webpage.

Mr. Diener asked about keeping track of resilience projects in the Town that various groups are performing.

- Ms. Bamford responded that a long-term task is creating and maintaining a database that will act as a central hub for projects. It is a working document now in Excel with plans to explore other software options.
- Ms. Kravitz noted that the HBAC is also interested in tracking the range of projects and partners working in the beach area.

Ms. Kravitz asked for details about what a desktop analysis entails as part of the project for developing Hampton's Voluntary Elevation & Buyout pilot program.

- Ms. Bamford shared that the process involves looking at existing data sets related to social vulnerabilities and sea-level rise maps to determine what areas of the Town are most vulnerable to flooding and will have the most difficult time recovering.
- Ms. Howard added that the project is still in the early phase of development. The project will be introduced formally at the upcoming BOS meeting. For the desktop analysis – the Rockingham Planning Commission (RPC), a funded project partner, will perform the desktop analysis. The term refers to the fact that the work is primarily performed on a computer to identify geographically property owners that might be interested in elevation or buyout now or in the future. Once these areas are identified, survey work will follow to investigate the level of interest.

Mr. Bassett asked how the town departments are responding to her ongoing initiatives.

- Ms. Bamford noted that everyone has been welcoming. Her office is in the Planning Office. Mr. Bachand and Ms. O'Brien have been very helpful, along with Ms. Hale, who helped her better understand the warrant article process.

Mr. Bassett noted that Mikaela Hemming with UNH Sea Grant is leading the Flood Ready Neighborhoods project. This project involves working with six coastal neighborhoods to increase capacity and develop a strategic plan for addressing flooding issues and concerns. He asked if Ms. Bamford was involved or collaborating on the project. Interested in finding ways for this Ms. Bamford to connect the different projects and develop mutually beneficial relationships.

- Ms. Bamford has met with Ms. Hemming, as there are a few of those neighborhoods in Hampton, and she is interested in supporting the project.
- Ms. Howard added that she is also involved with supporting the Flood Ready Neighborhood Project is a primary vehicle for connecting Ms. Bamford with other projects. She meets with Ms. Bamford regularly and will continue looking for ways to keep everyone in the loop about those projects.

Mr. Diener asked when Ms. Bamford needed a letter of support and if a template was available.

- Ms. Bamford noted that the grant is due on May 26th, would like to submit it on the 25th and will work on developing a template.
- Rep. Muns noted that a template letter would be helpful, and he would also be willing to provide a letter of support.

Mr. LaBranche motioned for CHAT to provide a letter of support for Ms. Bamford's application to the NHDES Coastal Resilience Grant.

Seconded by Ms. O'Brien

Vote: All in favor with Ms. Bamford abstaining

Mr. Bassett noted that one of Ms. Bamford's areas of interest was real estate disclosures which align with one of CHAT's recommendations. He asked how Ms. Bamford planned to proceed.

- Ms. Bamford shared that her interest stems from hearing about streets flooding and seeing the pictures. How often are new owners taken by surprise or unaware of flood potential? It should not be an unknown. Based on her research, NH has no flood disclosure laws – NH Realtors have a voluntary form. Interested in knowing how often it is used and began drafting questions for the National Sea Grant Law Center – since NH doesn't have anything, what can Hampton do as a municipality?
- Mr. Edgar shared that State Representatives can access the Office of Legislature Services. Can pose questions that they research. If CHAT formulates some questions, he can pass them along to see what other states are doing along the coast.
- Rep. Muns added that they also have access to the National Council of State Legislatures for research. Could send questions to both of them at the same time.
- Mr. LaBranche thanked the State Representative for attending CHAT meetings and being an advocate. With regards to NH real estate, it leans heavily on buyer beware. Is there something the Town could do via a warrant article to mandate more detailed flood disclosures? Also, need to consider that if owners are required to fully disclose to potential buyers – how will that influence sales?
- Rep. Edgar responded that NH is an interesting state in that you need permission at the state level to do something on a Town level. It might require a state law with a local option to enact.

Ms. Kravitz noted that hearing from a Hampton real estate professional or association might be helpful. Worth asking what policies or practices they have in place regarding flood disclosures.

- Mr. LaBranche agreed that CHAT could invite a local real estate agent to an upcoming meeting and ask them about their experience working with buyers and sellers dealing with or concerned about flooding. Might expand to other questions. It is a similar approach to when Dean Merrill, a local insurance agent, spoke with CHAT about writing flood insurance policies.
- Mr. Diener recommended a case study analysis about the amount of information shared since disclosures differ from state to state, as noted by the Louisiana and New Jersey links provided in the chat box by Ms. Howard and Ms. Perkins.
 - Ms. Howard shared that in a Louisiana real estate disclosure analysis, it was noted that the disclosures did not impact the frequency of purchases, but the purchases were made by

those with greater financial resources – could afford to self-insurance and deal with more risk. Those who could not afford it may have opted not to purchase.

- Ms. Perkins shared that the conversations could be a collaborative learning process. The participating real estate professionals could help CHAT form the questions and learn together. It is an opportunity to build a unique coalition.

CHAT members further discussed the potential approach for advancing their understanding of real estate disclosures. There was a consensus to learn more about how and the extent to which other coastal communities are handling flood disclosures and invite a local and regional real estate professional to an upcoming CHAT meeting to share their experience. This could be an iterative process. CHAT conducts initial research to formulate questions to pass along to the State Representatives and review findings, which generate new questions and additional research.

Given her interest, Mr. Diener recommended having Ms. Bamford do some initial case study research and identify potential real estate agents or professionals to invite to an upcoming CHAT meeting.

- Ms. Howard noted that there was flexibility in Ms. Bamford’s work plan to support CHAT and explore topics of mutual interest.

5. Review and Discuss: Hampton Master Plan – Coastal Resiliency

Postponed to next meeting

6. Continue Prioritizing CHAT Recommendations for 2023

7. Coastal Resilience Fair – May 20th (9 am to 12 pm at Centre School Gym)

Mr. Diener briefly updated that Ms. Bamford and Ms. O’Brien will represent CHAT at the Fair. Welcomed CHAT members to come by and visit the various exhibitors and help out at the CHAT table. The CHAT station will feature copies of the recommendation fact cards and a card with a QR code to the CHAT webpage.

8. Next meeting: June 20, 2022, 1pm-3pm

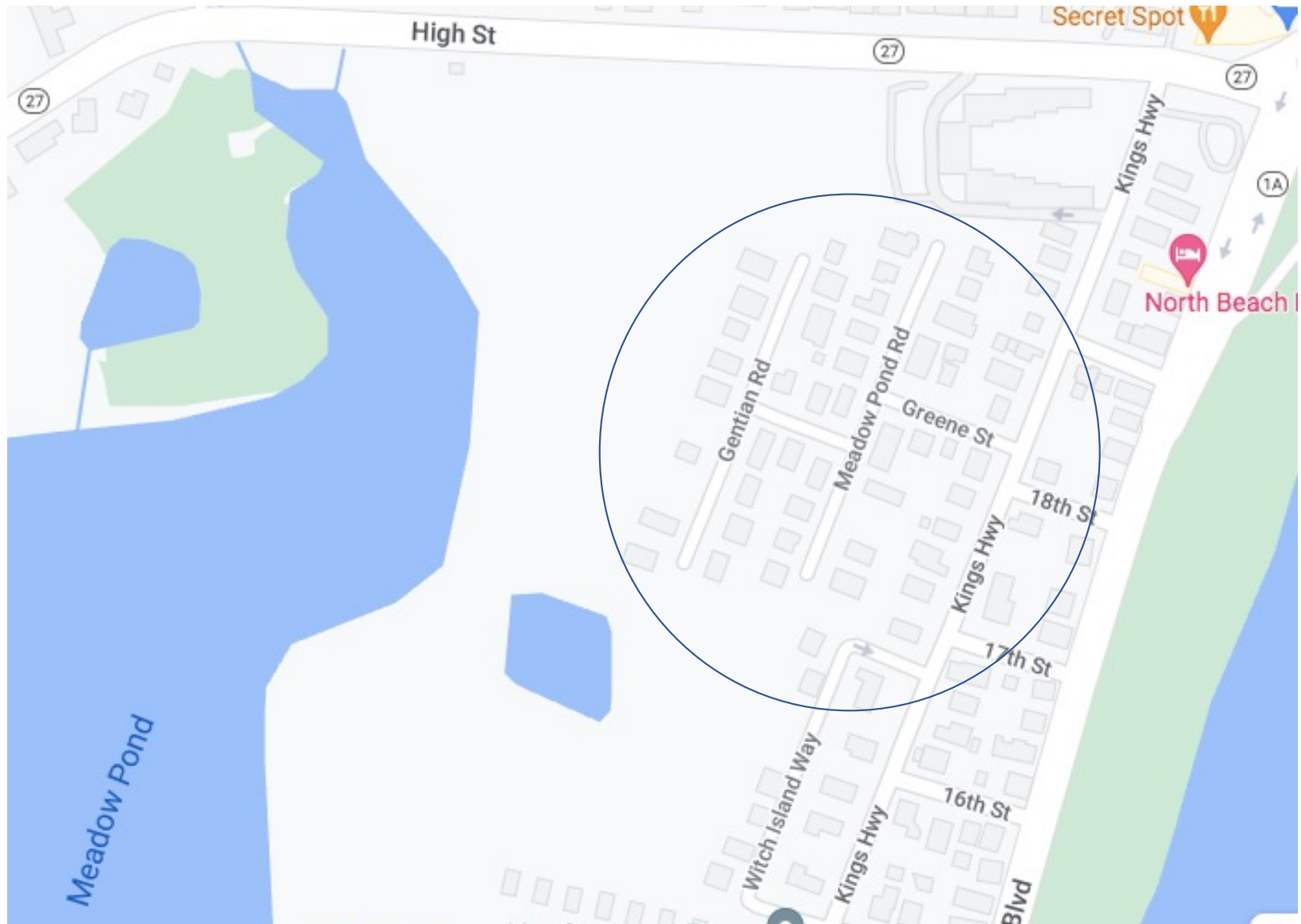
9. Adjourn

Meeting adjourned at 3:00 pm.

May 2023 Flood Hazards

Greene St-Meadow Pond-Gentian Rd. Neighborhood
Hampton, NH

Greene St-
Meadow Pond-
Gentian Rd
neighborhood,
North Beach
district of
Hampton, NH



May 1, 2023

storm related
flooding on
Gentian Rd



Predicted & Actual High Tides (MLLW)

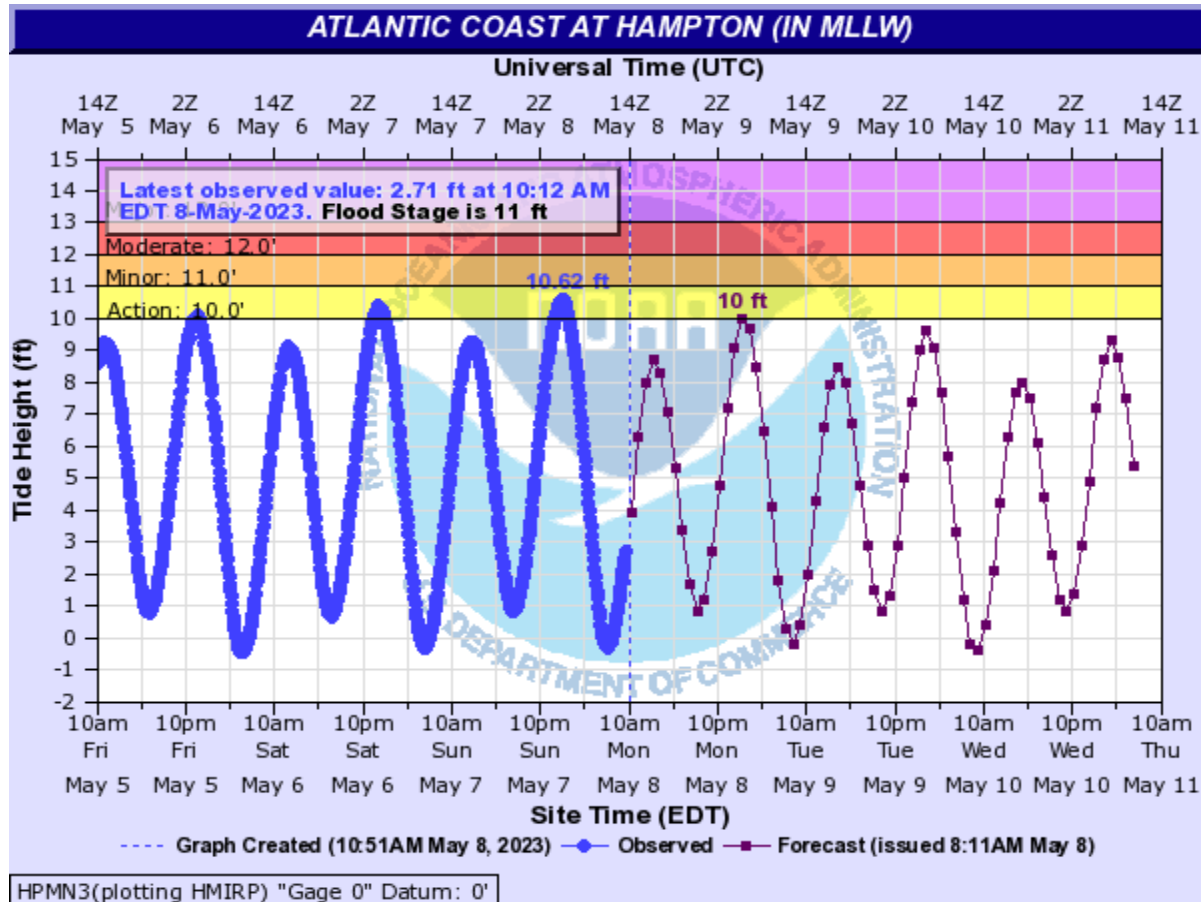
| Date | Predicted (NOAA) | Recorded (Hampton Harbor tide gauge) |
|-------|------------------|--------------------------------------|
| May 1 | 8 ft | 10.07 |
| May 8 | 9.7 ft | 10.62 |

May 8, 2023

Sunny day
flooding on
Gentian Rd



National Weather Service
Advanced Hydrologic Prediction Service
water.weather.gov/ahps/



Water quality
sampling
continues, thanks
to NH-DES

Oct 9, 2022
Mar 23, 2023
May 9, 2023

