
Coastal Hazards Adaptation Team (CHAT) Work Session #8

Tuesday, August 20, 2019

3-5 PM

Hampton Town Hall, Downstairs Meeting Room

NOTES

Participants: Jay, Bob, Rayann, Jason, Jim (@4:29), Nancy, Stephen, Mark

Absent: Tom, Jennifer, Deb, Bryan

Staff: Kirsten, Nathalie, DES, Liz

1. Approve meeting notes from July 16, 2019

July 16, 2019 minutes were approved as amended. Jay motioned to approve, seconded by Rayann. Mark abstained.

2. Brief Relevant Flood Updates

Jay - discussed the SHEA August 10 Roundtable, FEMA Hazard Mitigation Program, survey, if grant funds are available, elevating structures, and voluntary relocations.

Jason – discussed the Master Plan going forward, the workshop in Concord last Tuesday/Wednesday, participation from Keene, Peterborough and Nashua.

Mark – discussed attending tomorrow night

Rayann – discussed the Roundtable, which was well attended, Community Rating System training, keep up floodplain mgt. certifications, higher regulatory amendments, revisit zoning next year.

Kirsten – discussed Hazard Mitigation Grant Funding, Grafton County, FEMA, 15% statewide mitigation grant which affords an opportunity to Hampton, finding of rare salt marsh species, and working with Greg Moore of UNH.

Nathalie – discussed 2019 Coastal Flood Risk panel, relocation project, sea level rise, coastal storms, companion guidance, DES, press release early September, public input sessions on September 10 in Rye and September 11 in Newmarket beginning at 4:45 with light dinner and ending at 7:30. Written comments are available online until September 30th, will send save the dates.

3. Follow up Items from July Meeting

Discussion and Characterization of Adaptation Strategies

Liz noted the CHAT update went out with comments, online and was sent to the Hampton Union. Jay noted it was discussed at the Roundtable.

Liz asked if CHAT was interested in having meetings open to the public? Nancy noted meeting could be open to the public without having public comment, would need to comply with Right to Know Law and noticing requirements.

Stephen advised it was important to bring local interest to the newspaper releases and recommended adding names and who they represent and pictures, such as street flooding. Nathalie questioned if they should try harder to get in the paper? Jay noted it was important to generate interest, what we're doing and who's involved.

Kirsten noted Tom B. commented at the Roundtable that he was doing his best to represent everyone (property owners) in the room and that was well received.

Liz reviewed the framework of the last brainstorming session of the adaptation strategies: Keeping Water Out, Living with Water and Getting Out of Water's Way and the Structural, Planning and Zoning and Financing aspects that were discussed. Liz asked if anyone had anything new to add to those.

Bob noted temporary solutions should be accomplished to show that something is being done to lessen the immediate problem. Bob questioned if the green and black erosion pipes contributed to lessening the problem. Mark discussed the old sandbag method. The feedback these were available at the DPW revealed you only get three and they don't fill them for you.

Rayann noted there are solid doors that can be put over existing doorways.

Liz noted every property faces different challenges.

Mark added redirecting the volume. Rayann noted there are a lot of pinch points, adding moving barriers so water can move. Liz noted people could get involved in identifying those pinch points.

Kirsten added elevating roads, the construction on 1A, building dunes higher or rock structures, gaps in walls.

Getting out of Water's Way – Kirsten asked about letting areas go that you can't afford to relocate or can't afford to protect. Bob noted there is no place to move them. Kirsten noted that removing properties could be added as an adaptation strategy.

Stephen noted within the last ten years the Town of Hampton has spent money building a police station in a critical area, the fire station is five years old in a critical area, the

pump station on Church Street is in a critical area. Don't know how to get taxpayers on board with relocating critical infrastructure that is still under bonds for a long time. Liz recommended preventing construction of critical infrastructure in sensitive areas. Nathalie added the federal government will shovel money at protecting a naval base rather than move it. Rayann added that new construction could be located outside the 500-yr. floodplain. Jim noted the Town needs to be realistic, if something needs to be moved then it needs to be moved. Just like the pipes in the marsh had to be done. Later it would cost more.

Rayann noted a CIP offset, a rainy-day fund.

Stephen noted Hampton did well with the wastewater treatment (WWT) plant. Exeter had to double its water and sewer rates. The WWT plant is in a critical area not much higher than the marsh.

Mark added that the Planning Board could request more from redeveloper with regard to reducing vulnerability.

Nancy asked about the exaction fees being looked at now. Jim noted the exaction fees are very specific.

Liz provided a handout for discussion purposes dated 8.20.19 entitled Characterizing Adaptation Strategies, Example: Living Shorelines, Action Type: Structural: Goal: Keep water out/off, with 13 questions to consider applying to one of the recommendations.

Jay recommended **Elevating Structures**. Liz will jot down the answers and type up after the meeting *[see attached]*.

Question #1 – In what context is the strategy appropriate? Etc.

Homes, any residence, structure.

Rayann added structures in flood hazard. Nathalie added houses already experiencing flooding. Mark added proposed buildings, houses already raised but perhaps not high enough.

Nancy noted Planning takes some of these into consideration now.

#2 What scale(s) could this strategy be implemented at? Etc.

Nathalie added individual or the entire flood plain, all homes and structures with severe or frequent flooding.

#3 Does this strategy target a specific type or cause of flooding? Etc.

#4 What are the no-regrets benefits of this strategy?

Lowering flood insurance rates, more resilient, protecting property. Rayann added protecting resale value. Stephen added spending money, the only regret being if not raised high enough. How would affect assessment? Would assessment go up?

Nancy asked about tax deferment for two years for improvements. Stephen noted something similar with past fires.

Coastal resilience zones, amendment, assessor thought challenging – no data. Jay noted 79-E tax incentive. Bob added some file a tax abatement

Jay added the elderly and handicapped may have difficulty getting to the second floor

Mark added effect on neighbors.

Jay asked about requirement that it be open underneath, blocking view?

Bob added access. Jay agreed especially at high tide.

Maintenance needs, creating an unwanted habitat nuisance.

Stephen discussed emergency services access during high tide. Could give a false sense of security to make residents more likely to stay. Jim added electric services and heat. If you don't leave you've accepted responsibility. Exposure to wind and weather.

Nathalie added studies have shown neighborhoods with elevated homes interrupt the social structures and interactions to the detriment.

#7 Lifespan

Depends on height of building, road elevation. Nathalie added foundation. Liz added exposure to severe weather. Stephen added type of materials, concrete and saltwater don't work well together. Wind patterns, hurricanes, Nor'easters, Winter heat, when sitting on pilings.

#8 Can this strategy be adapted if projections change?

Jim noted if you raise the house 3' and its still flooding its time to go.

#9 Who are the key players that need to be involved?

#10 Do we know any potential funding sources?

Tax abatement, 79-E. Jay added Hazard Mitigation grants, self-funding, flood insurance. Increased cost of compliance coverage.

#11 What data and information do we have that pertains to this strategy?

Rayann noted sea level rise projections. Nancy added existing elevated homes. Nathalie noted there was FEMA guidance. Kirsten added recent local survey data

collected by SHEA. Bob noted that age and demographics alter. Those with student loans will not buy into the problem. Banks won't loan in situations.

#12 What questions do we need to answer about this strategy?

Interdependence, structures/roads. Nancy added relation to businesses. Mark added will soil support raised buildings?

#13 What additional information do we need?

Implications to land, solving one problem and causing another. Nancy added storms. Rayann and Jay added cost benefit analysis, social, look of neighborhood. Kirsten added where makes most sense.

Jim noted if you spend \$100,000 to raise house, how much is saved over 20 years, project that savings. Nathalie noted FEMA has statistics.

Jay added potential risk and frequency. Bob added FEMA looks at prevention vs. cure. Jay added every dollar spent to avoid vs. spending \$6 to repair. Kirsten added communities spend more fighting fires than for forestry management. Nancy added having a policy that can't rebuild in situations.

4. Brainstorm about barriers to adaptation and taking action at the property, town, and regional level (if time)

This agenda item was not discussed.

5. CHAT's role in the preparation of the Coastal Hazards and Adaptation Master Plan Chapter

Jason noted the 3rd Master Plan Discussion would have representatives from Conservation, the Budget Committee and discuss grants for development of the Coastal Chapter of the Master Plan.

Nathalie handed out an update entitled Options for Hampton Master Plan Update (8/20/2019 Draft) focusing on Option #1 and #2 (recommended).

Jason discussed development of the Coastal Hazards Adaptation Chapter, 2019 Warrant Article that did not pass, developing Vision Chapter, revised proposals and continuing with the NOAA Merit Grant and putting forth a Warrant Article for 2020 for the remainder of the Master Plan and unexpected funds, two separate RFPs and timing.

Option two could reallocate funding and provide \$10,000 toward the \$45,000 budget. Federal grants could be used to develop the Coastal Chapter and Vision Chapters.

The Vision Chapter is important to do first and is linked to the Coastal Chapter. The 2020 Warrant Article could be used for the Land Use Chapter and lower budgetary

requirements for the Optional Chapters. The Master Plan could be done in 2021 instead of 2022.

Jason noted that the Vision and Coastal chapters overlap. Could do all at once. There is flexibility if the town approves Master Plan funds in March. The contractor for Vision and Coastal would work together. Nathalie noted it wouldn't preclude issuing a request for proposals (RFP) for the remainder of the Master Plan chapters. Jason noted the Warrant Article would be due at the end of November or December sponsored by Planning.

Liz noted it was important to understand the role of CHAT members and asked what everyone's thoughts were, whether to have involvement as a Master Plan Subcommittee.

Jason noted CHAT should have an advisory role in general but could have a representative on the committee with a few more members of the public and build public support. Nancy asked how it would fit together, it needs coordination, the HBAC is not going to do planning if everyone else is doing. Rayann noted the HBAC plan is legislatively directed. Jason noted the beach area is more specific. The Environmental Chapter focus on Master Plan of neighborhood, not topics that extend beyond those boundaries. Nancy noted they have two scopes, water and aesthetics and since everyone is working on water, they have focused on aesthetics. The neighborhood scale of the Coastal Chapter could be incorporated by reference. Bob noted having two committees working on the same issue creates conflict that spills into public opinion. Rayann asked Nancy about the HBAC deadlines? Nancy noted every ten years with DOT/Traffic done last year, environmental this year.

Jay noted another project related to Hampton's Master Plan. SHEA plans to develop a management plan for the estuary that could be an addendum to the Master Plan. SHEA includes representatives from Hampton Falls and Seabrook. Overlapping projects and timelines should be tracked.

Nathalie noted there should be an RFP for Vision and Coastal and an RFP for the remainder and the consultant(s) could be required to coordinate with each other and with other towns and other planning efforts.

Rayann noted Vision could start later this year in November, ahead of the Warrant Article.

Liz noted a subcommittee could fill the role of overseeing Master Plan chapters, meeting once a month or more often nearer the deadline, have public engagement, review and

make recommendations. Even as an advisory role that portion may need to be open to the public.

Mark noted the Vision Chapter should be the culmination of a lot of chapters, goal of all this work, but don't have data. Kristen agreed they could collect baseline information now for the Vision Chapter. Jay noted a survey of land use and conservation issues could show where the Town is headed. Jason noted there were preliminary questions on tomorrow night's agenda and would have feedback from the Community by October.

Bob noted he saw the Vision Chapter as aspirational. Not all do-able. Continuing awareness that the economy depends on the survival of the beach. *Readers Digest* named Hampton best state park in NH and *People* named Hampton the best beach town in New England with its entertainment during the season.

Kirsten asked if we should be thinking about an advisory role in the Master Plan Committee? If there are public meeting noticing requirements of NH RSA 91-A would it still be of interest? Jay noted they could explore the subcommittee with public

Liz noted Durham had representatives of Agriculture, Historical Commission and Conservation working with consultant.

Rayann noted she preferred the whole CHAT group comment together, as opposed to creating a CHAT committee.

Kirsten noted UNH Cooperative Extension could assist with the public input process.

Stephen recommended sending future meeting dates to Kristina, Fred Welch's assistant and she would post them. Stephen also recommended checking with counsel to comply with public meeting requirements.

7. Miscellaneous

8. Next Meeting: September 17, 2019

9. Adjourn

The meeting ended at 5:15 PM.

Respectfully submitted,

Nancy J. Hoijer
Recording Secretary