

Tuesday, May 19, 2026

**1:00–3:00 pm**

VIRTUAL MEETING

## MINUTES

### 1. Present

Jason Bachand – Hampton Town Planner

Kate Bashline - Hampton Resident Representative

Gary Bashline – Hampton Resident Representative

Tom Bassett – Resident

Scott Blair – Hampton Budget Committee

Annie Cox – Piscataqua Region Estuaries Partnership

Jay Diener – Conservation Commission

Maddie DiIunno – Rockingham Planning Commission

Rayann Dionne – Seabrook-Hamptons Estuary Alliance (left at 2 pm)

Ward Galanis – Hampton Planning Board

Jennifer Gilbert – NHDES Coastal Program

Jennifer Hale – Hampton DPW Director

Brianna Hagan – Hampton Conservation Coordinator

Stephen LaBranche – Hampton Resident Representative

Bob Ladd - Hampton Beach Village District

Ben Ritt – Hampton Coastal Resilience Coordinator

### Guests

Carleigh Beriont – Hampton Resident

Mike Hagan – Keene, NH Floodplain Administrator

### 2. Learning

#### Overview of Hampton's Draft Compensatory Mitigation Floodplain Regulation

Mr. Bachand presented a compensatory flood storage document prepared in coordination with Ms. DiIunno in September last year. Mr. Bachand shared the proposed written language and went over the main sections. The overall intent is to create new flood storage to offset the loss of natural flood storage capacity caused by filling in the floodplain associated with development. Since Hampton is still in the preliminary stages of developing this ordinance, he was particularly interested in hearing how that process has gone in Keene.

Mr. Hagan shared his background working for the City of Keene. He provided an overview of their ordinance and then put it into context with a couple of recent development examples in their riverine floodplain. Making note that a coastal floodplain and a riverine floodplain have different characteristics. For example, the riverine floodplain does not have the high-velocity V Zone associated with oceanfront high winds and storm surge.

## **Overview of Implementing Compensatory Mitigation in Keene, NH**

Mr. Hagan presented on Keene's floodplain management and compensatory storage policies, explaining how the ordinance requires new development to maintain the same flood storage capacity as the original property. He shared a recent project for the Monadnock Conservancy in which the developer subdivided a property into one parcel for development and another for conservation. The developer was required to quantify the amount of floodplain storage lost as a result of the new structure and then provide compensation or another area on the site within the same hydraulic reach where floodwaters could be stored. He shared a GIS map of the site and highlighted the development area, the swales around the building, and a larger storage area behind the building for floodwaters. He also noted that this project created more storage than was lost, resulting in storage credits that could be used for other projects that might lead to floodplain storage loss.

The group discussed the maintenance requirements and ownership of flood storage credits, which were transferred to the city. Mr. Hagan also mentioned that Keene will be getting new floodplain maps, which will most likely significantly expand the floodplain, affecting 497 additional properties. However, he noted that, for this particular project, the new maps now show the entire construction area outside the floodplain. This means they will have to grapple with, and probably seek legal counsel to determine whether the floodplain storage credits are still valid.

When asked about the effectiveness of the regulation, Mr. Hagan explained that while compensatory storage requirements have been in place for over 20 years, it's difficult to assess their effectiveness due to the varying nature of flooding events in the city. He confirmed that buildings designed under current floodplain regulations have not been affected by recent flooding events. Ms. Hagan asked about administrative mechanisms for ensuring maintenance of flood control systems on residential properties, and Mr. Hagan described the enforcement process, including escalating fines and regulatory compliance measures.

Ms. Bashline asked about water table effects, and Mr. Hagan explained that developers must map the water table and show available cut-and-fill areas based on seasonal high-water table data. The discussion revealed that other New England communities, such as Salem and Newton, also implement similar compensatory storage requirements, though Ms. Gilbert noted uncertainty about coastal applications due to sea-level rise impacts on groundwater. Mr. Hagan offered to share additional documentation on coastal applications they found during their initial research in other states, such as New Jersey and Florida.

Mr. Hagan also discussed a compensatory storage project at a former Clark's distributor facility that was converted to U-Haul storage, which required additional FEMA review due to potential floodplain impacts. When asked about engineering costs, Mr. Hagan estimated that additional engineering for floodplain compliance could cost around \$1,200 for a single-family home, though exact costs vary by project size. The discussion also covered how structures built on piers in VE zones don't typically require compensatory flood storage, as they maintain natural flood flow patterns without creating additional impoundment areas.

## **3. Member Updates**

Mr. Bassett – Meadow Pond Neighborhood Update (slides attached)

Mr. Bassett presented current and historical data showing a significant reduction in flooding. Since the last meeting, there have been 7 days with high tide levels predicted over 9 ft and observed at 10 to 11 ft, yet there was no flooding. Rainfall was also captured, and on those days with rain and a higher high tide, there was no flooding. Noted that flood events have dropped from an average of 31 per year (2024-2025) to 6 so far in 2026. Also, it's National Public Works Appreciation Week – appreciate all their efforts. Ms. Hale shared that she's giving a presentation at the CAW Climate Summit and would like to use the slide showing the drop in flooding events in her presentation.

Mr. LaBranche – Hampton Resident Representative

Congratulations to Ms Hale for winning the top spot as best public works director – so pleased to see her recognized

Mr. Diener – SHEA

Storm Surge ([storm-surge.org](https://storm-surge.org)) in Newburyport, MA, is hosting a [beach management community forum](#) on the evening of June 4<sup>th</sup> at the Blue Ocean Event Center (5:00 pm to 6:30 pm). Even though it pertains to municipalities in northeast MA, it might be a good learning opportunity for Hampton. Mr. Ritt shared that he is planning to attend the event.

Ms. Hale – Director of Public Works

The sand at plaice cove has moved out at the bottom of the stairs; we are working to address the gap at the end of the stairs. Trying to get something done this week. There is also a project planned for this fall to reconstruct the revetment and address the erosion. Concrete stairs and railing will be integrated into the reconstruction design.

Mr. Ritt – Coastal Resilience Coordinator

Mr. Ritt shared the recent updates to the [Coastal Resilience webpage](#), which has been reorganized to increase accessibility and to include links to more resources. He noted that he's also working with IT to fix a broken link in the flood alert email system.

He also shared that next week, the Living Shorelines Lab and the Woods Hole Workgroup will conduct a site visit to the Sunvalley dune and beach system. Discuss the engineering and planning phases for what could be done at that location to mitigate erosion and rebuild the dunes. Technical assistance is incredibly valuable for identifying potential options. Invite members to join if available.

#### **4. Meeting Approval**

##### **April Meeting Minutes**

Mr. LaBranche motioned to approve the April 2026 with edits provided

Second by Ms. Hagan

Vote: All in favor

#### **5. Adjourn**

Meeting adjourned at 2:40 pm.





# Meadow Pond Neighborhood May 2026 CHAT Update

# Predicted and observed high tides (above 9.5 ft), rainfall, and flooding, April 16-22, 2026

| Date     | Predicted High Tide (MLLW) (1) | Observed High Tide (MLLW) (2) | Rainfall (3, 4) | Flooding (5) |
|----------|--------------------------------|-------------------------------|-----------------|--------------|
| April 16 | 9.7 ft                         | 10.27 ft                      | 0.05 in         | No           |
| April 17 | --                             | 10.61 ft                      | 0.09 in         | No           |
| April 18 | 10.1 ft                        | 10.16 ft                      | 0               | No           |
| April 19 | 10.3 ft                        | 11.16 ft                      | 0.42            | No           |
| April 20 | 10.1 ft                        | 10.5 ft                       | 0               | No           |
| April 21 | 10.3 ft                        | 10.43 ft                      | 0               | No           |
| April 22 | 9.7 ft                         | 10.09                         | 0.01            | No           |

Sources: (1) US Harbors.com; (2) NERACOOS.org; (3) Weather Underground (April 16-18); (4) Localconditions.com; (5) Neighborhood observations



# Rainfall with high tides but no flooding!



# Predicted and observed high tides (above 9.5 ft), rainfall, and flooding, May 14-19, 2026

| Date   | Predicted High Tide (MLLW) (1) | Observed High Tide (MLLW) (2) | Rainfall (3) | Flooding (4) |
|--------|--------------------------------|-------------------------------|--------------|--------------|
| May 14 | 9.6 ft                         | 10.37 ft                      | 0.5 in       | No           |
| May 15 | 10.1 ft                        | 10.35 ft                      | 0.19 in      | No           |
| May 16 | 10.4 ft                        | 10.63 ft                      | 0            | No           |
| May 17 | --                             | 10.81 ft                      | 0.02 in      | No           |
| May 18 | 10.6 ft                        | 10.76 ft                      | 0            | No           |
| May 19 | 10.5 ft                        | 10.74 ft                      |              | No           |

Sources: (1) US Harbors.com; (2) NERACOOS.org; (3) Localconditions.com; (4) Neighborhood observations

# Observations

- Despite high tides above 9.5 ft and rainfall, no flooding in streets between mid-April and mid-May 2026.
- When water overflows Meadow Pond (between 14 & 16 Gentian Road), it flows into the new storm drain system rather than onto the street
- Flood events have dropped from an average of 31 floods in 2024-2025 to six in 2026.



# Flood events in the Meadow Pond Neighborhood, 2024-2026

| Year/Month | Jan | Feb | March | April | May | Sub-total |
|------------|-----|-----|-------|-------|-----|-----------|
| 2024       | 5   | 7   | 6     | 10    | 5   | 33        |
| 2025       | 8   | 5   | 5     | 7     | 4   | 29        |
| 2026       | 3   | 2   | 1     | 0     | 0   | 6         |

Source: Tom Bassett, Meadow Pond Neighborhood CHAT Updates, 2024-2026

# National Public Works Appreciation Week

- Thank you Hampton Public Works for your hard work, commitment and service!