

HAMPTON PLANNING BOARD

Agenda

January 16, 2019 – 7:00 p.m.

Selectmen’s Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

PUBLIC HEARINGS FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article IV – Dimensional Requirements. Section 4.7 to reference a new footnote (34) pertaining to the BS and BS1 zoning districts; New Section 4.7.1 regarding the maximum number of dwelling units per lot where a group of residential buildings are allowed on one lot; New Footnote 34 requiring for the BS and BS1 Zoning Districts that, in addition to the requirements of Section 4.1.1 and Section 3.8, any building containing 12 or more dwelling units or a group of buildings on one lot containing a total of 18 or more dwelling units shall require both Site Plan and Conditional Use Permit approvals from the Planning Board; Article VIII – Multi-Family Dwellings. New Sections 8.4 and 8.4.1 to reference the same language in Footnote 34 and outline criteria for the Planning Board to grant a Conditional Use Permit. Also, amend Article II – Districts, Section 2.7 D to add to Subsection 5 - Lot Area that the minimum lot area per dwelling unit in the Professional Office / Residential District is 10,000 square feet.

2. Amend Article I – General. Section 1.6 Definitions to add a definition for “Demolition”. Amend Article I – Districts. New Section 1.8 to establish a demolition review procedure which includes the following: a purpose statement; review thresholds that are triggered where a building was constructed more than one hundred (100) years before the date of application for a demolition permit (per Assessor records), or is listed in the National or State Register of Historic Places, with an exemption provided for manufactured homes; a review process which involves the applicant meeting with the Building Inspector and the Town Planner to review the proposed demolition and discuss potential alternatives to demolition prior to the issuance of a demolition permit; the opportunity for the Hampton Historical Society or its designee to photographically document a subject building prior to demolition, encouraging the applicant to salvage significant architectural features, and to state that nothing in the Article shall be construed to prevent immediate demolition where public safety is at stake. A statement of authority relating to a Historic District Commission and/or a Heritage Commission, if established, is also included.

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3. Amend Wetland Conservation District Ordinance Section 2.3.4 - Use Restrictions and Prohibited Uses to add a new Section “H” titled “Construction Standards for the Tidal Wetland Conservation District” that will require all new construction and substantial improvements projects within the Tidal Wetland Conservation District to comply with FEMA’s Guidelines that the Town has adopted for the VE Special Flood Hazard Area (Section 2.4.11-C Coastal High Hazard Areas (Zone VE) –Construction Standards). The construction work shall have no adverse impacts on adjacent properties.

V. CONSIDERATION OF MINUTES of January 2, 2019

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- 109 Towle Farm Road (NH School of Mechanical Trades) – Bond for remaining on-site improvements
- Planning Board Member Terms Expiring in 2019
- Deliberative Session – Saturday, February 2, 2019 at the Winnacunnet High School Auditorium
- PRC Application Process

VIII. ADJOURNMENT

****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**