

HAMPTON PLANNING BOARD - Agenda
April 7, 2004 – 7:00 PM
Town Office Meeting Room

I. CONTINUED PUBLIC HEARINGS

1. 389 High Street Realty Trust
Site Plan Review – 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee
Jurisdiction accepted December 3, 2003, extended by applicant
2. 389 High Street Realty Trust
Special Permit Application associated with 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Waiver Requested: Subdivision Regulations Section V.E. 8 (storm water drainage control plan)
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee
3. 389 High Street Realty Trust
Conditional Use Request associated with 7 Unit Building at
389 High Street
Map 180, Lot 3A-6 & 7
Owner of Record: Four B Realty Trust, Denise M. Fournier, Trustee
4. J.R. Russo Corporation
Site Plan Review to construct 5-unit residential condominium at
7 F Street
Map 287, Lot 40
Owner of Record: J.R. Russo Corporation
5. Jean Boudreau
Site Plan Review to demolish existing structures and
construct four (4) Residential Condominium units with parking at
35 Ashworth Avenue
Map 282, Lot 206
Owner of Record: Janet Reynolds

II. NEW PUBLIC HEARINGS

1. Robert O'Keefe
2 Lot Subdivision of property at
16 O Street & 23 N Street
Map 293, Lot 130
Waivers Requested: Subdivision Regulations Sections V.E. (detailed plan) & VII.C (storm
water drainage design)
Owner of Record: Same as above

2. Jones and Beach Engineers, Inc.
Special Permit to work within the Wetlands Conservation District and upgrade existing seasonal water line to year round water line at
515 Winnacunnet Road
Map 222, Lot 118
Owner of Record: Horizon Condominium Association
3. Rosewood Manor Condominium Association
Lot Line Adjustment at
15 Island Path & 24 Ashworth Avenue
Map 282, Lots 80 & 122
Waiver Requested: Subdivision Regulations Section V.E. 8 (detailed plan)
Owners of Record: Rosewood Manor Condominium & Chat, Chew, & Play, LLC
4. Rademo Realty Trust (Thomas Moulton)
Site Plan Review to construct two story addition consisting of warehouse and office space at
5 Merrill Industrial Drive
Map 142, Lot 2
Waivers Requested: Site Plan Regulations Sections V.E. 8 (detailed storm water drainage calculations) & VII.D.2 (increase in runoff)
Owner of Record: Same as above
5. Carol Simone & Dan Kellar
Special Permit to work in the Wetlands Conservation District removing existing crushed stone driveway and replace with asphalt at
542 & 544 High Street
Map 151, Lot 008-006
Owners of Record: Carol Simone (542) & Dan Kellar (544)
6. Bevan Bloemendall
Special Permit to work within the Wetlands Conservation District to install retaining wall at
31 Stowcroft Drive
Map 41, Lot 7
Owner of record: Same as above
7. Vertical Building & Development Company, LLC
Amended Site Plan Review of project known as the "Majestic" (currently under Old Business) for 42 Unit Condominium with 2 retail stores at
Ocean Boulevard, J & K Streets
Map 293, Lot 008; Map 290, Lots 144, 145, & 146
Owners of Record: Nancy J. Higgins Revocable Trust; Five Jay Street, LLC;
Jerelyn A. Gray & Peter B. Dineen; Captain Morgan Inn, Inc.
8. Ocean Vista, LLC
Site Plan Review for 5 Unit Condominium with onsite parking at
6 Hemlock Street
Map 209, Lot 49-1
Owner of Record: Woodland Estates of Hampton, LLC

9. Ocean Vista, LLC
Special Permit to work within the Wetlands Conservation District to grade and install gas service associated with 5 Unit Condominium at
6 Hemlock Street
Map 209, Lot 49-1
Owner of Record: Woodland Estates of Hampton, LLC

III. OLD BUSINESS

1. Vertical Building & Development Company, LLC
Site Plan Review for 42 Unit Condominium with 2 retail stores at
Ocean Boulevard, J & K Streets
Map 293, Lot 008; Map 290, Lots 144, 145, & 146
Owners of Record: Nancy J. Higgins Revocable Trust; Five Jay Street, LLC;
Jerelyn A. Gray & Peter B. Dineen; Captain Morgan Inn, Inc.
Jurisdiction accepted July 30, 2003, extended by applicant

IV. ATTENDING TO BE HEARD

1. 592 Development
Use Change Application to convert from Hair Salon to Retail Store (carpet sales) at
592 Lafayette Road
Map 126, Lot 51
Owner of Record: Same as Above
2. Barbara Cocci
Use Change Application to convert from book store to fast food nutritional café at
23 Windmill Lane
Map 275, Lot 043
Owner of Record: Duane A. Windemiller
3. Three LG, LLC
Use Change to convert one unit to office space at
143 Winnacunnet Road
Map 176, Lot 24
Owner of Record: Same as above

V. CONSIDERATION OF MINUTES

- * PLANNING BOARD - MARCH 3 & 17, 2004
- * IMPACT FEE WORK SESSION – MARCH 24, 2004

VI. CORRESPONDENCE

VII. OTHER BUSINESS

*******PLEASE NOTE*******
ITEMS NOT CALLED OR IN PROGRESS BY 10:30 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED
MEETING