

HAMPTON PLANNING BOARD - Agenda

January 5, 2005 – 7:00 PM

Town Office Meeting Room

I. 2005 PROPOSED ZONING AMENDMENTS PUBLIC HEARING

- Amendment to the Town Zoning Ordinance, Articles as follows:
- Amending Section 1.2 Reconstruction of Non-Conforming Uses;
- Amending Section 1.3 Expansion, Alteration, and Abandonment of Non-Conforming Uses and add a new definition under Section 1.6 for “Expansion of Non-Conforming Structure”;
- Adding a new Section 1.3-a for “Alteration of Non-Conforming Land”;
- Adding a new Section 1.5-a to allow Planning Board Preliminary Subdivision Review;
- Amending Section 1.6, Definition of a Parking Space;
- Amending Section 2.3 Wetlands Conservation District to conform with changes in State Law, RSA 482-A:2 and 674:55, definition of a wetland;
- Amending Section 2.3.7, Special Provisions (of the Wetlands Conservation District) by adding a new Section C-a after existing Section C;
- Amending Section 2.4 Special Flood Area and Section 11.6 Floodplain Development Regulations to adopt new Flood Insurance Rate Maps;
- Amending the Town’s Impact Fee Ordinance to conform with changes in State Law, RSA 674:21.

II. CONTINUED PUBLIC HEARINGS

1. Hampton River Marina, LLC (Phase III)
Site Plan Review to construct 44 Townhouse Condominiums in 2 buildings with associated road & utility work (existing Marina to stay in operation) at
55 Harbor Road
Map 295, Lot 1
Waiver Request: Site Plan Regulations Section VII.D.2 & 5 (increase in stormwater)
Owner of Record: Same as above
Jurisdiction accepted October 20, 2004, extended by applicant
2. Hampton River Marina, LLC (Phase III)
Special Permit to work within the Wetlands Conservation District for work associated with Site Plan Review at
55 Harbor Road
Map 295, Lot 1
Owner of Record: Same as above
3. Brian Hayes
Special Permit to construct a 2-unit residential condominium within the Wetlands Conservation District at
0 Post Road
Map 43, Lot 9
Owner of Record: George J. Foster Company, Inc.

III. NEW PUBLIC HEARINGS

1. Thomas & Marguerite Levesque
Condominium Conversion at
12 Mace Road
Map 128 Lot 37
Waivers from Subdivision Regulation Section V, part E (detailed plan).
Owner of Record: Thomas & Marguerite Levesque
2. Arthur Brown
Minor lot line adjustment
87 & 93 Barbour Road
Map 91 Lot 4-1 & 7
Waivers from Subdivision Regulation Section V, part E (detailed plan).
Owner of Record: Arthur Brown
3. Scott & Paula Cataldi
Condominium conversion at
23 N & 16 O Streets
Map 293 Lot 130
Waivers from Subdivision Regulation Section V, part E (detailed plan). & VII part C (storm drainage plan)
Owner of Record: Scott & Paula Cataldi
4. Christopher & Madison Corp and J. & C. Gizzi
Lot line adjustment at
144 & 150 Ashworth Avenue
Map 293 Lots 75 and 66 & 74
Waivers from Subdivision Regulation Section V, part E (detailed plan). & VII part C (storm drainage plan).
Owner of Record: Christopher & Madison Corp and J. & C. Gizzi
5. J. & C. Gizzi
Site plan at
150 Ashworth Avenue
Map 293 Lots 75
Waivers from Subdivision Regulation Section V, part E (detailed plan). & VII part C (storm drainage plan).
Owner of Record: J. & C. Gizzi
6. DeNiro Development
Four-lot subdivision at
691 Exeter Road
Map 14 Lot 4
Owner of Record: DeNiro Development Corp.

IV. OLD BUSINESS

V. ATTENDING TO BE HEARD

VI. CONSIDERATION OF MINUTES – DECEMBER 15, 2004

VII. CORRESPONDENCE

VIII. OTHER BUSINESS

1. Planning Board Procedures

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