

HAMPTON PLANNING BOARD

Agenda

December 7, 2011 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- Peter Anzalone (Ocean Gaming)– Temporary Parking Lot – 83-91 Ocean Boulevard (85 spaces)

III. 2012 PROPOSED ZONING ORDINANCE AMENDMENTS PUBLIC HEARING

1. Amend ARTICLE 1- GENERAL, Section 1.5 Site Plan Review to comply with new State law (RSA 674:39) on vested rights relative to approvals of site plans.
2. Amend ARTICLE III – USE REGULATIONS, Section 3.26 to replace garage with motor vehicle repair and service shop, to delete parking lots, and to revise the definition of filling station to include electricity or other alternative fuel; Section 3.26a to permit parking lots and/or parking areas in the RCS zoning district with site plan approval by the Planning Board.
3. Amend ARTICLE IV DIMENSIONAL REQUIREMENTS to grant relief from the minimum lot area per dwelling unit requirement for lots of record as outlined in footnotes 6, 7, 8 and 23.
4. Amend ARTICLE II – DISTRICTS, Section 2.3 Wetlands Conservation District to clarify existing wording and improve the organization of the District regulations to make them easier for the public to understand. A definition of impervious surface is proposed to be added as well as the requirement that all tree removal shall comply with NHDES Shoreland Water Quality Protection Act.
5. Amend ARTICLE V – SIGNS, Section 5.2 to define sandwich board/menu signs separately from portable signs; Section 5.4.2 to set forth restrictions on sandwich board/menu signs; Table I to list in which zones such signs are permitted and Table II to list the size restriction on such signs.

IV. NEW PUBLIC HEARINGS

11-042 275 Ocean Boulevard

Map: 282 Lot: 87-1

Applicant: McKeon Family Realty Trust

Owner of Record: Same

Site Plan Review: Construct retail plaza for stores and restaurants

Waiver Request: Section V.E. - Detailed Plan of the Site Plan Review Regulations

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11-026 546 High Street

Map: 151 Lot: 008/007

Applicant: Douglas H. Reed, Jr.

Owner of Record: Same

Special Permit: Construction of low platform deck beneath the existing 3-season deck.

11-043 15 Thornton Street

Map: 303 Lot: 5

Applicant: Florence Loosigian

Owner of Record: Same

Special Permit: Addition of 500 s.f. of rock to fill voids in existing seawall.

11-038 446 High Street (postponed from November 2, 2011)

Map: 166 Lot: 9

Applicant: Chandler W. Rudd

Owner of Record: Same

Special Permit: Re-location of two utility sheds to end of driveway (buffer zone)

11-044 Juniper Lane & Huckleberry Lane

Map: 96, Lots: 2E & 2F, Map: 97, Lot: 1-10

Applicant: JASAND, Inc.

Owners of Record: Huckleberry Woodlands, Inc., Great Meadow Realty Trust & Candia

Rangeway Realty Trust

Subdivision: 8-Lot Single Family Residential Subdivision

V. CONTINUED PUBLIC HEARINGS

VI. CONSIDERATION OF MINUTES of November 16, 2011

VII. CORRESPONDENCE

VIII. OTHER BUSINESS

- 426 High Street – Expired Town Special Permit
- 20 Morrill Street – Expired Town Special Permit

IX. ADJOURNMENT

****PLEASE NOTE****

ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING