

HAMPTON PLANNING BOARD

Agenda

December 17, 2014 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article II – Districts, Section 2.4 to bring the Special Flood Area section of the ordinance into compliance with the preliminary Flood Insurance Rate Maps (FIRM) allowing the community to remain eligible to participate in the National Flood Insurance Program (NFIP) once the new FIRM maps become effective.
Amend Article XI – Construction Provisions, Section 11.6 to bring the Floodplain Development Regulations section of the ordinance into compliance with the preliminary Flood Insurance Rate Maps (FIRM) allowing the community to remain eligible to participate in the National Flood Insurance Program (NFIP) once the new FIRM maps become effective.
2. Amend Article II - Districts, Section 2.3 to replace all references to “Special Permit” with “Wetlands Permit”, to expand the definition of wildlife habitat to include vernal pools (Section 2.3.1), to add a definition for vernal pools (Section 2.3.2D), to establish standards for very poorly and poorly drained soils (Sections 2.3.2C.1 and 2.3.2C.2), to revert back to previously existing language stating that forestry and tree farming are permitted uses in the Wetlands Conservation District (Sections 2.3.3A.1, 2.3.3B.1 and 2.3.3C.1), to provide more detailed criteria for tree removal (Sections 2.3.3A.2, 2.3.3B.2 and 2.3.3C.2), to remove reference to tree removal under Landscaping (Sections 2.3.3A.8, 2.3.3B.9, and 2.3.3C.9), and to identify vernal pools as an area to be protected (Sections 2.3.4B, 2.3.4F and 2.3.4G).
3. Amend Article II - Districts, Section 2.3.7C and 2.3.7C-a to combine Sections 2.3.7C and C-a to reduce repetitive language, and to modify Section 2.3.7C by requiring dwelling structure(s) and attached garage(s) to be at least 12 feet from the Wetland Conservation District edge. The proposed minimum 12 foot setback from the Wetland Conservation District would apply to the RAA, RA, RB, RCS, G, and I Zoning Districts.
4. Amend Article II - Districts, Section 2.8.G. to modify Table 1 and its associated notes by adding codification and improving consistency with Article IV - Dimensional Requirements, Table II in relation to the Town Center District.
5. Amend Article II - Districts, Section 2.8H.2. to modify Section H.2. providing clarification regarding exemptions from off-street parking requirements in the Town Center District through the granting of a conditional use permit.

HAMPTON PLANNING BOARD

Agenda

December 17, 2014 – 7:00 p.m.

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6. Amend Article II - Districts, Section 2.8C - Permitted uses in Town Center-Historic District and Section 2.8F - Permitted Uses in the Town Center-South and Town Center-North Districts to clarify that permitted uses may require Site Plan and/or Subdivision approval from the Planning Board, and to add a requirement for Use Change approval from the Planning Board for all changes of building occupancy involving any use of a non-residential nature in the Town Center District, each in accordance with Article I - General, Section 1.5 - Planning Board-Site Plan Review.
7. Amend Article III - Use Regulations to add new Sections 3.47 and 3.47.1 regarding firearms and ammunition sales.
8. Amend Article III - Use Regulations to add language indicating the use regulations for the BS Zoning District also apply to the BS1 Zoning District.
Amend Article V - Signs, Table I - Permitted Signs per Zone and Table II - Size Chart to add language indicating the sign regulations for the BS Zoning District also apply to the BS1 Zoning District.
9. Amend Article II - Districts, Section 2.7F to clarify existing requirements for signs in the Professional Office/Residential District, and to add a new Table 1 identifying which signs are permitted in the District, the applicable permit granting authority, and size requirements.
10. Amend Article II - Districts, Section 2.1.3 to establish that the Tax Maps as prepared by the Tax Assessor's Office will be utilized for final determination as to zone lines rather than the currently referenced written description of boundaries.

IV. CONTINUED PUBLIC HEARINGS

***NOTE: APPLICANT IS SEEKING TO CONTINUE TO FEBRUARY, 2015.**

***14-029 Stowcroft Drive/Dalton Woods (continued from July 16, 2014 & 9/3/14 & 10/1/14):**

Map: 41 Lot: 1

Applicant: Richard Green/Green & Company Real Estate

Owner of Record: Lloyd T. Graves Revocable Trust

Design Review (Converted from Subdivision Application 14-004).

V. CONSIDERATION OF MINUTES of December 3, 2014.

VI. CORRESPONDENCE

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- Portsmouth Herald article regarding potential sites to replace a contaminated well in the City of Portsmouth. Article provided by Mary Louise Woolsey.

VII. OTHER BUSINESS

- 31-33 Ocean Boulevard – Discussion about December 3, 2014 Site Plan Approval.
- 20 Keefe Avenue – Request from Peter Saari, Casassa and Ryan to release or reduce bond held by the Town of Hampton (vote required).
- Annual Town Reports for Planning Board and Planning Office – for review/comment.

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING