

HAMPTON PLANNING BOARD

Agenda

January 7, 2015 – 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

- Amend Article II – Districts, Section 2.4 to clarify the section title as “Special Flood Hazard Area” and bring this 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. Additional consistency changes, including reference to definitions, are also incorporated. 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. Additional consistency changes, including reference to definitions, are also incorporated.
- 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 provide a consistent impervious surface definition (Section 2.3.3), 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), to identify vernal pools as an area to be protected (Sections 2.3.4B, 2.3.4F and 2.3.4G), and to replace “impermeable” with “impervious” for consistency (Sections 2.3.4B and 2.3.4C).
- 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, to change the off-site parking space provision from “public” to “available non-public”, and to delete the distance requirement of 500 feet from the proposed use.
- 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

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nature in the Town Center District, each in accordance with Article I - General, Section 1.5 - Planning Board-Site Plan Review. A list of prohibited retail uses in the Town Center-Historic District is also included.

- Amend Article III - Use Regulations to add new Sections 3.47 and 3.47.1 regarding firearms and ammunition sales. Firearms and ammunition sales would be permitted throughout the I Zoning District, but only on lots with frontage along Lafayette Road (Route 1) in the B, G, TC-N, and TC-S Zoning Districts.
- Amend Article II - Districts, Section 2.1.3 to establish that the Tax Maps as prepared by the Tax Assessor's Office, as overlaid in the GIS mapping system with the Zoning Map, will be utilized for final determination as to zone lines rather than the currently referenced written description of boundaries.

14-061 14, 16, 18, 20, 22 & 26 N Street

Map 293 Lots 114, 115, 116 & 117

Applicants: Chuck Bellemore, MAM Realty Investors, III

Owner of Record: Same

Site Plan: Consolidate tax map 293, Lots 114 through 117 on N Street into one lot. Existing building to be demolished. Construction of 20-unit condominium building.

14-062 128 Ashworth Avenue

Map 290 Lots 150

Applicant: Don Garcia, Donik Corporation

Owner of Record: Ernest and Diana Powell

Site Plan: Remove existing structures and construct a condominium building with ground floor parking. The 32-unit building will consist of sixteen 3-bedroom units and sixteen 1-bedroom units.

14-063 156 North Shore Road

Map 133 Lot 17

Applicant: Ashworth Six, LLC

Owner of Record: Same

Special Permit (Amended): Request of approval of as-built plan due to minor encroachment into 25' buffer with pavers & stone wall.

14-064 220 Towle Farm Road

Map 155 Lot 4

Applicant: Rich and Angelia Drake

Owner of Record: The KD Trust, Rich & Angelia Drake, Trustee

Condominium Conversion: Conversion to two-family home into condominium form of ownership. Waiver Request: Section V.E. Detailed Plan.

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14-065 18 Hutchinson Drive

Map 167 Lot 17

Applicant: 18 Hutchinson Drive, LLC

Owner of Record: Same

Special Permit (ATF): Added fill & regraded buffer area adjacent to home; repaved area to rear of bulkhead. Area to be loamed, seeded and vegetated.

14-066 60 & 62 Glade Path

Map: 273 Lots: 6-1 & 6-2

Applicant: Glade Path Condominium Assn.

Owner of Record: Janice Drummey Living Trust Michael and Joanne Simone, Trustees

Special Permit: Stabilize berm using permeable landscape fabric; rip-rap along rear property & marsh borderline.

14-057 31-33 Ocean Boulevard (Decision of 12/3/14 vacated/PB voted 12/17/14 to re-notice & re-hear)

Map: 296, Lots: 20, 32 & 33

Applicant: Steve Pascoe, AAA General Contracting, Inc.

Owner of Record: NTC Real Estate Development, LLC, Keith Crowley

Site Plan: Remove existing seven cottages & construct a four-story building (12 Units) with associated parking and upgraded utilities.

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of December 3, 2014 and December 17, 2014.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING