

**HAMPTON PLANNING BOARD**

**Agenda**

**December 2, 2015 – 7:00 p.m.**

**Selectmen’s Meeting Room**

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARING**

**PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS**

- Amend Article II – Districts, Section 2.3.7 Special Provisions (C1 and C2) to add a sentence which clarifies that all proposed development within the contiguous area shall not result in any permanent impacts to the Wetland Conservation District.
- Amend Article II – Districts, Section 2.3.3 B Definitions – Inland Wetlands to add examples of inland wetlands. Also amend Article II – Districts, Section 2.3.2 E Definitions – Buffer to add a 100’ buffer to specified 1<sup>st</sup> through 4<sup>th</sup> Order Streams, Rivers and Tributaries.
- Amend Article III – Use Regulations to add notes cross-referencing the existing Use Regulations located in other sections of the Zoning Ordinance.
- Amend Article III - Use Regulations to add new Section 3.48 regarding Elderly Housing. Amend Article XV – Elderly Housing Standards to delete the use table (to be relocated under Article III) and to clarify the existing language.
- Amend Article I – General, Sections 1.2 and 1.3 to clarify and improve the existing language regarding the reconstruction of non-conforming uses, and also the expansion, alteration, and abandonment of nonconforming uses.
- Amend Article I – General, Section 1.6 to modify the definition of “Use Change”.
- Amend Article II – Districts, Section 2.5 (Aquifer Protection District Ordinance) to modify site drainage requirements, to modify the prohibited use language regarding petroleum and other refined petroleum products along with adding language regarding residential storage tanks and interior floor drains, to modify the prohibited use language regarding junk and salvage yards, to add prohibited use language regarding activities located within a determined radius of a public drinking water production well, to add residential subdivisions as a conditional use, to add language regarding monitoring wells in association with conditional uses, and to require notice to the water company of any application within the district requiring a public hearing.

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**15-056 86 & 94 Tide Mill Road**

Maps: 241 & 241 Lots: 17 & 2

Applicant: Hampton Tide Mill, LLC

Owners of Record: Theodore Vrettos & Tide Mill Road, LLC

Site Plan: Expansion of existing industrial building (16,126 s.f.)

Waiver Request: Driveway Regulations Section 1.J.4. – Width

**15-001 1030 Ocean Boulevard**

Map: 116 Lot: 31

Applicants: Norino and Joanne Mirra

Owner of Record: Same

Wetlands Permit (Amendment): *Re-development of site including removal and replacement of existing structure; repair/replace existing revetment and associated landscaping.* **NOTE: This application is for reconstruction of Revetment only. Approval of the first part of this application (italicized) occurred March 4, 2015.**

**15-062 88 Leavitt Road**

Map: 206 Lot: 8

Applicants: Timothy & Suzanne Plouffe

Owners of Record: Same

Subdivision: Two-lot subdivision. Waiver Request: Section V.E. – Detailed Plan

**15-063 1024 Ocean Blvd.**

Map: 116 Lot: 37

Applicants: Wayne & Paula Slattery

Owners of Record: Same

Wetlands Permit: Extension of deck (7' x 14'); disturbance of existing impervious surface by digging footings.

**IV. CONTINUED PUBLIC HEARINGS**

**V. CONSIDERATION OF MINUTES of November 4, 2015 and November 18, 2015**  
*(Only 5 members were present at the 11/18/15 meeting)*

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- Bond Reduction Request – Litchfield Drive
- RSA 41:14-a Process – Drainage Easements at 167 North Shore Rd. and Lancaster St.

**VIII. ADJOURNMENT**

**\*\*PLEASE NOTE\*\***

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