

HAMPTON PLANNING BOARD

Agenda

December 16, 2015 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- **Change of Use - 699 Lafayette Road** - Appliance Sales & Service to Plumbing Showroom, Office and Tool Equipment Storage.

III. CONTINUED PUBLIC HEARINGS

15-051 77 & 79 Ocean Blvd, 75 Ocean Blvd &

2 L Street (continued from 9/16/15, 10/7/15, 10/21/15, 11/4/15, and 11/18/15)

Maps: 293 Lots: 24-1, 43 and 41

Applicant: Houle Realty Trust, Marylee Twomey

Owner of Record: Same

Site Plan (Amended Application) Renovate two, 5-unit, single-story wings of existing motel; wings to be re-built with 9 motel units and 2 retail units along Ocean Blvd in 2 stories; middle building to remain as-is. Revision to add off-site parking plan; possible use of parking lots at 2 L Street and 75 Ocean Blvd for additional (off-site) parking for the benefit of 77 and 79 Ocean Blvd. Waiver Requests: Section VII.D Stormwater Management and Section III – Procedures, D.1 (fees) of Site Plan Regulations

15-062 88 Leavitt Road (continued from December 2, 2015)

Map: 206 Lot: 8

Applicants: Timothy & Suzanne Plouffe

Owners of Record: Same

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

IV. NEW PUBLIC HEARINGS

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 adverse impacts to the Wetland Conservation District.
- Amend Article II – Districts, Section 2.5 (Aquifer Protection District Ordinance) to add definitions for impervious surface, low impact development, and sanitary protective radius, with corresponding re-numbering of existing definitions; to provide for water company review of reports involving zone designation; to modify site drainage requirements; to modify the prohibited use language regarding petroleum and other refined petroleum products, including a registration requirement for pre-existing, non-conforming storage of the same; to add 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 400-foot radius of a public drinking water production well per NHDES requirements; to add residential subdivisions as a conditional use;

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to add language regarding monitoring wells in association with conditional uses; to require the filing of an affidavit certifying compliance with conditional use approvals; to provide for the issuance of cease and desist orders to non-conforming uses involving a direct hazard to the aquifer or the introduction of foreign substances into the aquifer; and to require notice to the water company of any application within the district requiring a public hearing.

- Amend Article II Section 2.3.2, Definitions and Delineations to add to subpart H to designate the Taylor River (East) Complex as a “Prime Wetland”.

V. CONSIDERATION OF MINUTES of December 2, 2015.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- Revisions to the 100 Foot Buffer (for 1st to 4th Order Streams) Warrant Article
- Review of Revised Wetlands Permit Application
- 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**