

HAMPTON PLANNING BOARD

Agenda

May 18, 2016 – 7:00 p.m.

Selectmen’s Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- **Change of Use: 86 High Street**
Law firm to office space (lower floor); two upper floors to be converted into apartment units (2).

III. CONTINUED PUBLIC HEARINGS

16-012 707 Ocean Boulevard, Unit #1 (continued from May 4, 2016)

Map: 235 Lot: 6

Applicant: John Nelson

Owners of Record: John and Patricia Nelson

Driveway Permit Appeal.

**16-017 1064, 1066, 1068, 1070
& 1072 Ocean Blvd (continued from May 4, 2016)**

Maps: 98 Lots: 30, 24, 19, 16 & 10

Applicant: Susan and Ed Moran

Owners of Record: Same (1066) & 1064 Ocean Blvd Realty Trust (1064); L&W Investment Trust (1068); Kenneth Linsman (1070) & Robert Saltmarsh (1072)

Wetlands Permit: Construct concrete stairs from the seawall to the beach to provide safe, year-round access to the beach. Concrete stairs will strengthen seawall during large wave storms.

IV. NEW PUBLIC HEARINGS

Amendments to the Site Plan Review Regulations

1. Amend Section VII – Design and Construction Requirements to add new Subsection A regarding Architectural Design for non-residential buildings. Requirements are provided for new buildings, additions, accessory buildings and the adaptive re-use of buildings. Also, re-codify the existing subsections under Section VII.
2. Amend Section II - Definitions to add a definition for “Use Change”.

Amend Appendix A – Use Change Application Review to clarify use classification and the determination of the same, to modify the criteria for use changes requiring Planning Board review, to delete exterior color changes from use change review, to specify that use change review of ADA accessibility be consistent with Building Department procedure, to require a sketch of the interior layout as part of use change review, to provide for the waiver of

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information during use change review where said information is irrelevant or unnecessary, and other general housekeeping changes.

3. Amend Section I – Authority and Purpose, Section II – Definitions, Section III – Procedures, Section V- Submission Requirements, Section VI - Special Requirements, Section X – Administration and Enforcement, and Appendix A-1 – Temporary Parking Lot Review for the purpose of making general housekeeping changes.

Amend Section III – Procedures, Section V – Submission Requirements, and Appendix B – Fee Schedule to specify that notice to Aquarion Water Company of New Hampshire or its successor is required for any application within the Aquifer Protection District requiring a public hearing.

Amend Section V- Submission Requirements to clarify that eight (8) copies of the site plan are to be submitted.

Amend Section VI - Special Requirements to add the Planning Board’s Engineering Consultant as a reviewer and approver of surety estimates.

V. CONSIDERATION OF MINUTES of May 4, 2016

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**