

HAMPTON PLANNING BOARD – MINUTES
WORKSHOP SESSION
December 7, 2005 – 6:00 PM

PRESENT: Tracy Emerick, Chairman
Tom Higgins, Vice Chairman
Fran McMahon, Clerk
Keith Lessard – Arrived Late
Bob Viviano – Arrived Late
Tom Gillick
James Steffen, Town Planner

ABSENT: Cliff Pratt, Selectman

Chairman Emerick began the meeting at 6:00 p.m. and turned the floor over to the Town Planner James Steffen.

Steffen noted that there are three (3) proposals for Zoning Ordinance amendments, which arose from the zoning / development sub-committee of the Hampton Beach Area Commission (HBAC). Steffen mentioned that he had briefed the Board on these and that they have been reviewed and revised by the HBAC at their regularly scheduled meeting on December 1, 2005.

Steffen then addressed each proposal. The first one covered is to amend ARTICLE III USE REGULATION to amend the categories to prohibit residential use at the street level for properties along Ocean Blvd. between the lettered streets A-N to encourage commercial/retail vitality along that stretch of the Boulevard.

After a brief discussion, the Board voiced its support of the proposal but suggested the footnote wording be revised to make it clear it was only for the properties with direct frontage on Ocean Blvd.

The second proposal presented is to add a definition and requirements for Floor Area Ratio (FAR). Steffen explained that a FAR is a commonly used parameter to help control density. As an example a FAR of 1 would represent one square foot of floor space per one square foot of land space. The intent is to create a zoning overlay district, titled North Anchor (Main Beach) Overlay District for the commercial section of the Main Beach at the so-called North Anchor. Steffen highlighted the proposed area on an enlarged version of the tax maps. This overlay district would permit a floor area ratio of 4, which would be the highest density area of the beach for the underlying properties. After some discussion about the limits of the proposed area for the overlay district the Board voiced its support of the proposal.

1/10/2006

The final proposal presented is to amend the Parking Requirements to add a requirement that for condominium conversions each unit shall have at least one (1) legal parking space.

After a brief discussion, the Board voiced their support of the proposal but suggested the wording be revised to state the parking space be assigned, on-site, and 9' x 18' in dimensions.

Steffen finished by stating that he will define the North Anchor Overlay District in the correct form for the Public Hearing version and make the other changes to have it ready for Public Hearing for the Board's first meeting in January on the 4th. The Board and Steffen had a brief discussion about when to hold the Public Hearing and it was determined that based upon the timing for the Ballot articles only one Public Hearing could be accomplished.

Workshop adjourned at 6:45 PM.

Respectfully Submitted,
James Steffen
Town Planner

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