

HAMPTON PLANNING BOARD

Agenda

January 19, 2022 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Resilience Planning & Design – Consultant for the Phase II Comprehensive Update
 - a. Discussion of Draft Vision
 - Committee Feedback
 - Consulting Team's Feedback
 - Master Plan Themes
 - b. Update on Outreach
 - Community Conversations
 - c. Next Steering Committee Meeting - March 16, 2022

III. CONTINUED PUBLIC HEARINGS

20-060 144 Ashworth Ave; 6, 8 & 10 Riverview Terrace & 6 Johnson Ave

(continued from April 7, 2021, May 19, 2021, July 7, 2021, July 21, 2021, September 1, 2021, October 6, 2021, October 20, 2021, November 3, 2021 and December 15, 2021)

Map: 293 Lots: 65, 66, 73, 72 & 71

Applicant: Zoo Property Management, LLC & Albert Fleury

Owner of Record: Same

Site Plan: Merging of lots 66 and 73 to expand the existing restaurant (Wally's Pub). New four-season addition to include additional bathrooms, additional dining space & abundance of air flow for patrons.

Waiver Request: Appendix E Section: Landscaping and Lighting, #12 and Section IV, Subsection D.2.vi for light only in the Site Plan Regulations.

Note: Waiver Request: Section V.E. Detailed Plans was denied by the Planning Board on April 7, 2021.

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IV. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENT

1. Proposed Article XIX-A, Interstate Corridor Overlay District

Amend the Zoning Ordinance to add new Article XIX-A, the “Interstate Corridor Overlay District”, which includes the following sections: 19-A.1 stating the purpose of facilitating development of real property exclusively accessed from Interstate 95. 19-A.2 citing the boundary as having frontage upon Interstate 95 south of its intersection with Towle Farm Road, lying within 1,000 feet of the centerline of said portion of Interstate 95, and having State of New Hampshire-owned and exclusive points of entrance and egress (notwithstanding secondary emergency access) to and from Interstate 95. 19-A.3 stating that the dimensional requirements for the Interstate Corridor Overlay District shall be the same as those provided for the underlying General (G) Zoning District. 19-A.4 citing permitted uses to include retail sales, restaurants, emergency response roadside vehicle repair, passenger vehicle filling stations, electric vehicle charging stations, visitor/welcome centers with restroom facilities, outdoor recreation areas for picnicking and pet exercise, and higher education information kiosks. 19-A.5 requiring Site Plan Review. 19-A.6 requiring a 50-foot wide vegetative buffer and/or sound mitigating buffer to be maintained on site between any building or improvement that is undertaken in this zone and the property line of any abutting residentially improved lot. 19-A.7 prohibiting the overnight parking and/or idling of large commercial vehicles. Also, amend Article III – Use Regulations to add Note (8) cross referencing Section 19-A.4 for the Permitted Uses and Facilities in the Interstate Corridor Overlay District.

V. CONSIDERATION OF MINUTES of January 5, 2022

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- Planning Board Representative to Hampton Coastal Hazards & Adaptation Team (CHAT)

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING