

HAMPTON PLANNING BOARD

Agenda

September 1, 2021 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

21-021 157 High Street

Map: 162 Lot: 40

Applicant: Chimera Realty Trust, Raymond & Sheila Buttaro, Trustees

Owner of Record: Same

Site Plan: Demolish rear structure (garage) and construct new four (4) bay garage with two dwelling units above. One existing unit to be removed from front structure (currently 8 units). Reshape and reconstruct portions of existing paved parking area.

Waiver Request: Section V.E. Detailed Plans.

21-043 132 Kings Highway (Units 1 & 2) *(Applicant is requesting to continue to October 6, 2021)*

Map: 183 Lot: 30A

Applicant: Gary and Gail MacGuire, Trustees

Owners of Record: MacGuire Family 2020 Revocable Trust (Unit 2) and Eddy and Kathleen (Fleming) Clemente ((Unit 1)

Wetlands Permit: Replace the existing decks on the duplex units with enclosed space. All improvements to occur within the limits of the existing decks and existing developed lawn area.

21-044 Lafayette Road (Rear); 115 Landing Road Salt Marsh (Utility ROW, Hampton substation to Hampton Falls River)

Map: Varies Lot: Varies

Applicant: Unitil Energy Systems, Inc.

Owner of Record: Unitil (Utility ROW)

Wetlands Permit: Replace existing substation lines (approximately 110 wood pole structures/4.6 miles) through tidal salt marsh through Hampton, Hampton Falls & Seabrook.

21-047 Timber Swamp Road (Substation)

Map: 102 Lots: 1 & 2

Applicant: Public Service Company of NH (d/b/a Eversource Energy)

Owner of Record: Public Service Co. of NH

Wetlands Permit: Modification to fiber infrastructure to ensure primary and secondary protection communications channels meet NPCC requirements. Work requires temporary wetland impacts for access to structures & associated work pads.

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IV. CONTINUED PUBLIC HEARINGS

21-019 61 High Street (continued from April 7, 2021, May 5, 2021, June 2, 2021 & July 7, 2021) (*Applicant is requesting to continue to October 6, 2021*)

Map: 161 Lot: 17

Applicant: Shane Pine

Owner of Record: GMC Group Limited Partnership

Site Plan (Amended): Propose to make outdoor patio space (previously approved for Covid-19) permanent.

Waiver Request: Section V.E. Detailed Plans.

20-060 144 Ashworth Ave; 6, 8 & 10 Riverview Terrace & 6 Johnson Ave (continued from April 7, 2021, May 19, 2021, July 7, 2021, and July 21, 2021) (*Applicant is requesting to continue to October 6, 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.

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

21-011 465, 467 & 469 Ocean Blvd (continued from July 7, 2021 and August 4, 2021) (*Applicant is requesting to continue to September 15, 2021*)

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC (Attn: Rick Smith)

Owners of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469)

Site Plan: To construct residential condominiums with associated parking at 465 & 467 Ocean Boulevard (to be merged) and to re-build parking area on 469 Ocean Blvd.

Waiver Request: Section V.C. Application Fees & IV.D.vi Lighting. (See 21-031 Wetlands Permit)

21-031 465, 467 & 469 Ocean Blvd (continued from July 7, 2021 and August 4, 2021) (*Applicant is requesting to continue to September 15, 2021*)

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC

Owner of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469).

Wetlands Permit: Replace existing asphalt behind 469 Ocean Blvd with porous pavement. Small portion of work is within the 50' Wetland Conservation District. (See 21-011 Site Plan)

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21-029 449 Ocean Boulevard (continued from July 7, 2021 and August 4, 2021) (*Applicant is requesting to continue to September 15, 2021*)

Map: 266 Lot: 29

Applicant: Chuck Bellemore, MAM Realty Investments I, LLC

Owner of Record: Sea Spiral Inc., c/o Norman Bolyea

Site Plan: Renovate existing Sea Spiral Suites hotel into thirty-seven (37) one-bedroom condominiums.

Waiver Request: Sections V.E. Detailed Plans and Section VII.E - Stormwater Management

21-034 212 Lafayette Road (continued from August 4, 2021)

Map: 189 Lots: 14 & 18

Applicant: Tony Olbres

Owner of Record: Yankee Faust Trust, Tyler Olbres, Trustee

Subdivision and Site Plan: Subdivide Lot 14 into two conforming frontage lots and construct one condex on each lot with common driveway and utilities from Drakeside Road.

Waiver Request: Section V.D.13 (showing entirety of all lots of a subdivision).

V. CONSIDERATION OF MINUTES of August 18, 2021

VI. CORRESPONDENCE

- **Master Plan Community Forum** – September 29, 2021 (6:00 PM or 7:00 PM) at the Hampton Academy Gymnasium

VII. OTHER BUSINESS

- **RSA 41:14-a Process - Town owned Deed Restrictions on formerly Leased Land**
Tax Map 223, Lot 133/1 –715 Ocean Boulevard. Request for Modification of Deed Restriction #4. *“The Grantee will not erect any buildings upon the premises within (7) feet of any boundary line, nor shall the premises be subdivided. All outbuildings and sheds, other than stables or garages, shall be connected with and attached to the dwelling house, stable or garage on the lot”* **The Petitioner is requesting relief of front setback of 7-feet to 4-feet.**
- **RSA 41:14-a Process – Town owned Deed Restrictions on formerly Leased Land**, Tax Map 293, Lot 34-16 L Street. Request for Modification of Deed Restrictions #3 and #4. *“No fences may be erected upon said premises other than ornamental fences of no more than a three-foot height”, and #4 - All outbuildings, other than a private garage, shall be connected with and attached to the dwelling house on the lot”*. **The Petitioner is requesting relief to erect a 6-foot fence (#3), and is requesting the removal of language pertaining to “dwelling” (#4).**
- **349 Lafayette Road (Dana’s Towing)** – Proposed Modification to Landscaped Island

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING