

HAMPTON PLANNING BOARD

Agenda

November 2, 2022 – 7:00 p.m.

Selectmen’s Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

Preliminary Conceptual Consultation – 495 Lafayette Road, 48-52 High Street, and 8 Dearborn Avenue. Proposed 18 room hotel and 96 multi-family dwelling units.

III. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article I – General. Section 1.6 Definitions to add a new definition of “Short-Term Rental (a/k/a Vacation Rental)”.

Insert new Article XXI – Short-Term Rentals, which includes the following Sections: 21.1 stating the purpose of the ordinance which includes preserving the traditional character of residential neighborhoods, helping to preserve the Town’s housing stock, and ensuring the safety of short-term rental occupants. 21.2 describing the location of a new Short-Term Rental Overlay District where said use may be permitted by the Building Inspector and, if located outside of the Overlay District, that a Special Exception would be required from the Zoning Board of Adjustment. 21.3 describing approval and renewal requirements as tied to a Certificate of Rental Occupancy. 21.4 identifying various standards involving insurance, taxes, proper living/sleeping accommodations, fire and life safety, trash and recycling, tenant occupancy limits, and parking. 21.5 relating to off-street parking requirements for lots that are conforming or legally non-conforming. 21.6 identifying restrictions and prohibitions relating to accessory dwelling units and condominiums. 21.7 describing actions relating to violations and enforcement.

Amend Article VI – Parking to add new Section 6.3.1 which provides a cross-reference to Section 21.5.

Amend (recodify) existing Article XXI (to XXII), existing Article XXII (to XXIII), and existing Article XXIII (to XXIV) to accommodate the proper insertion of new Article XXI.

2. Amend Article IV – Dimensional Requirements. Add New Section 4.2.1 which clarifies that the existing Footnote 22 pertaining to building lot configuration (a/k/a Peter’s Square) and the existing minimum frontage requirements (found in Section 4.2) are separate regulatory standards.

3. Amend Article V - Signs. Modify Section 5.1 to further clarify the purpose of the Sign Ordinance. Amend Section 5.2 to remove all references to specific flag types from the current definition of “Banner”. Amend 5.4.2.e regarding residential banners to highlight safety and residential character while increasing the number of occasions per calendar year which they may be displayed (from two to six). Also, amend Table II to change the maximum banner size requirement from 50 square feet to 32 square feet in the RAA, RA, RB, and RCS zoning districts.

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- Amend Article XX – Keeping of Domesticated Chickens. Section 20.2(3) to allow for the sale of eggs produced by chickens kept on the subject property; to amend 20.2(4)(c) to clarify that henhouses must be constructed of weather-resistant materials and must be generally consistent in appearance with common design features of residential accessory buildings; and to amend 20.2(4)(e) to clarify that manure not used for composting or fertilizing shall be “promptly and properly” removed from the property.

22-035 123 Little River Road NOTE: APPLICANT IS REQUESTING TO CONTINUE TO DECEMBER 7, 2022 (Conditional Use Permit Required--needs Re-Noticing)

Map: 147 Lot: 07

Applicant: Flyport Realty LLC

Owner of Record: Same

Subdivision (2 Lot): Subdivide existing 74,010 square foot lot into two lots. Lot #1 will have 24,138 s.f;

Lot #2 will have 49,872 s.f.

Waiver Request: Section V.E. Detailed Plans.

22-038 14 Garland Street

Map: 281 Lot: 12

Applicant: Fourteen Garland Street Rev. Trust

Owner of Record: Same

Wetlands Permit: Raise existing structure above flood elevation. Structure to be set on helical piles and concrete columns. Deck to the east of structure to be removed. Deck at front of structure to be shortened to allow for additional steps.

22-039 7 & 9 Gill Street NOTE: APPLICANT IS REQUESTING TO CONTINUE TO FEBRUARY 1, 2023

Map: 223 Lot: 35

Applicant: Denis O'Neil (9) & Gill Street Rev Trust (7)

Owner of Record: O'Neil Family Revocable Trust (Denis and Maureen O'Neil, Trustees) and Gill Street Revocable Trust (J. Perras & S. Gorman, Trustees)

Wetlands Permit: Owners of both properties looking to fill in a small, low-lying isolated wetland portion of their yard that periodically floods/ponds & ices over in winter months (reaching egress points which are vital to be open in case of emergency).

IV. CONTINUED PUBLIC HEARINGS

V. CONSIDERATION OF MINUTES of October 5, 2022 and October 19, 2022.

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- Workforce Housing (potential zoning amendment)

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING