

HAMPTON PLANNING BOARD

Agenda

November 16, 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. Discussion – Revised List of Master Plan Action Items
3. Discussion – Online Tool for Commenting on Action Items
4. Project Schedule
5. Next Steps

Proposed Zoning Article - Liberty Lane Overlay District

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article II - Districts, Section 2.5 – Aquifer Protection District Ordinance. This amendment involves a comprehensive update of the existing Aquifer Protection District Ordinance for the following purposes: **To clarify the goal of the District:** The Aquifer Protection District Ordinance would be renamed the Groundwater Protection District Ordinance and the purpose section of the ordinance would also be expanded to convey the goal of the ordinance more clearly. **To improve definitions:** Terms used within the ordinance would be clarified by incorporating new definitions or modifications to existing definitions. **To expand the District to better protect drinking water sources:** The Aquifer Protection District would expand to include 1) the full extent of the stratified drift aquifer in Hampton as mapped by the U.S. Geological Survey, and 2) the wellhead protection areas (WHPA) of all public water supply wells that have WHPA’s under state and federal rules. Currently, Hampton’s Aquifer Protection District only includes part of the WHPA for the Aquarion Water Company wells located in Hampton. **To improve design requirements:** The maximum amount of impervious surface – roads, rooftops, and parking lots – that commercial lots could have within the Aquifer Protection District would be reduced from 60% to 40% to reduce stormwater pollution and improve infiltration. However, the maximum amount may exceed 40% impervious coverage (but in no case can be greater than 75%) if the site meets design standards that help to protect groundwater resources. Similarly, for residential lots less than ½ acre in size, the maximum amount of 25% impervious coverage may be exceeded (but in no case can be greater than 40%) if specified site drainage standards are met, providing a layer of protection that does not currently exist in areas with legally pre-existing residential lots of record. **To clarify allowed uses:** Permitted uses in the District would be clarified so that uses and activities that pose little to no risk to groundwater are clearly allowed. **To reduce risk from some uses and prohibit others:** The list of uses that are allowed and not allowed within the Aquifer Protection District would be modified. Uses that pose a greater potential risk to groundwater would have to meet certain requirements to

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be allowed. Those uses which pose the greatest potential risk to groundwater are prohibited; additions include petroleum storage facilities, automotive service and repair shops, gasoline stations, and outdoor storage of hazardous chemicals in flood prone areas. All uses that are currently legally existing would be allowed to continue. If the current use seeks to expand, components of the operation may be subject to the new requirements depending on the proposal.

This Article also includes necessary consistency adjustments and cross references between Article II, Section 2.5 and Article II, Section 2.7 (Professional Office/Residential District), Section 2.8 (Town Center District), and Article IV (Dimensional Requirements).

2. Amend Article II – Districts, Section 2.3 - Wetland Conservation District to clarify the intent and application of ordinances in this section. This Amendment involves three minor but substantive changes. First, the Conservation Coordinator will review landscaping plans that do not require a Town Wetland Permit. Second, temporary impacts to the WCD will require a Town Wetlands Permit. Third, fences may be installed within the Wetland Conservation District without a Town Wetlands Permit provided that the proposed construction has been reviewed by the Conservation Coordinator and Building Inspector and are installed using hand tools and are 6 inches off the ground to allow for flow of water. The remainder of the proposed changes to this section are solely organizational.
3. Amend Article I – General, Section 1.6 Definitions to add a new definition of “Pervious Surface”. In addition to defining pervious surface, also known as porous surface or permeable surface, the new definition will provide criteria for the proper installation of pervious hardscapes such as asphalt or paver systems.

V. CONSIDERATION OF MINUTES of November 2, 2022

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- Wetlands Permit Extension – 27 Langdale Drive

VIII. ADJOURNMENT

****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**