

HAMPTON PLANNING BOARD

Agenda

December 1, 2021 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- **65 Lafayette Road** - Change of Use: Solar collector and energy storage testing.
Renewed Application

III. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article V - Signs. Section 5.4.1.e to delete the existing non-enforceable content-oriented language; to amend 5.4.2 to provide a clearer reference to Table I; to amend 5.4.2.e limiting the display of residential banners to twice per calendar year but for no more than 14 contiguous days per event; and to clarify the existing practice that a majority of sign types require Building Department approval.
2. Amend Article III - Use Regulations. Add New Section 3.49 to establish regulations for mobile food service vendors on private property. This use would be expressly limited to charitable purposes or other special events that have received approval for a specified date(s) from the Board of Selectmen. This use would also be limited to licensed vehicles and trailers with mobile kitchens only, no portable carts. The use would be permitted with Building Department approval in the RAA, RA, RB, B, I, and G zoning districts, with the exception that it would be prohibited on any RAA, RA and RB zoned lot that does not meet the respective current minimum lot area requirement in Article IV, Section 4.1. Inspection and sign-off as to health, safety, and location by the Building Inspector/Health Officer is required.

Amend Article II - Districts. Section 2.7 (Professional Office / Residential District), and Sections 2.8 C & 2.8 F (Town Center District - Historic, North, and South) to permit mobile food service vendors on private property in accordance with Section 3.49. Also, Amend Article XI - Construction Provisions, Section 11.5 to provide an exception to the requirement for a permanent foundation if the provisions of Section 3.49 are met.
3. Amend Article III - Use Regulations. Add New Section 3.17a to allow the keeping of domesticated chickens (with Building Department approval) in the RAA, RA, RB, and G zoning districts only. A cross-reference to a new Article XX is also included.

Add New Article XX - Keeping of Domesticated Chickens to provide a purpose statement and a detailed set of standards involving permitted locations (minimum 10,000 square foot residentially used lots RAA, RA, RB, and G zoning districts), the number and type of chickens permitted (up to six chickens and no roosters), use limitations (personal use only by the resident owner of the dwelling), and requirements for henhouses and fenced areas. Also, re-number existing Article XX (to XXI), existing Article XXI (to XXII), and existing Article XXII (to XXIII) to accommodate the proper insertion of New Article XX.

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IV. CONTINUED PUBLIC HEARINGS

21-043 132 Kings Highway (Units 1 & 2) *(continued from September 1, 2021 & October 6, 2021)*

Note: Applicant is requesting to continue to February 2, 2022

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.

21-049 210 Woodland Road *(continued from November 3, 2021)*

Map: 96 Lot: 4

Applicant: Michael Fyrer & Amanda Wlodyka

Owner of Record: Same

Wetlands Permit: Proposed new shed (8' x 16') to be placed within wetland buffer.

V. CONSIDERATION OF MINUTES of November 17, 2021

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- 315 Ocean Boulevard – Release of bond for remaining on-site improvements
- Annual Town Reports for Planning Board and Planning Office

VIII. ADJOURNMENT

****PLEASE NOTE****

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