

HAMPTON PLANNING BOARD

Agenda

December 2, 2020 – 7:00 p.m.

I. CALL TO ORDER

The Planning Board Chairman Tracy Emerick, has determined that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of several of the Board members who are within the CDC guidelines needing to take special precautions, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Emerick is confirming that the Planning Board are: Utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling 1-857-444-0744 and using the code 156034. If anyone has a problem, please call 603-929-5805.

II. ATTENDING TO BE HEARD

- **Milone & MacBroom – Consultant for Phase I Master Plan Vision and Coastal Management**
Content: Progress Update and Next Steps

III. NEW PUBLIC HEARINGS **

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article I – General. Section 1.6 Definitions to modify the definition of “Use Change” to remove the Town Center-Historic District language, making the standard for requiring a Use Change consistent for all zoning districts.

Amend Article II – Districts. Sections 2.8 C and 2.8 F to modify Note #3 by deleting the Use Change approval requirement for all non-residential changes of building occupancy in the Town Center-Historic District, and adding language to the Town Center District Ordinance stating that any use which, in the opinion of the Building Inspector or the Town Planner, requires Planning Board approval in order to safeguard the health, welfare, convenience and safety of Hampton's citizens and recreational guests shall require Use Change Approval.

2. Amend Article II- Districts. Section 2.7 D Professional Office / Residential District (Height, Setback and Area Regulations) to clarify the applicability of the front, side, and rear setback requirements for this zoning district. Also, to add new requirements for the minimum lot area per dwelling unit (5,000 square feet), the maximum number of dwelling units per structure (8), minimum frontage (100 feet for any lots created after the enactment of this amendment), and maximum impervious coverage per lot (75%), as these are standard dimensional requirements currently missing from this Section of the Zoning Ordinance.

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3. Amend Article I – General. Section 1.6 Definitions to modify the definition of “Accessory Building” to clarify that such buildings are detached structures with permanent roofs, and that such buildings shall not be connected to Town or private sewer unless otherwise legally converted into Accessory Dwelling Units. Also, modify the definition of “Accessory Use” to clarify that an accessory use with a roof is also classified as an accessory building.

Amend Article III – Use Regulations. Section 3.1 to refer back to the Accessory Building definition in Section 1.6, and to add a new Section 3.1.1 regarding provisions for a second accessory building on a single-family lot if used for recreational or entertainment purposes and located in the RAA, RA, RB, or G Zoning District.

4. Amend Article III-A – Accessory Dwelling Units to Single-Family Dwellings. Insert new Section 3-A.2 Permits Required (item c) to require that applicants submit a certified plot plan prepared by a Licensed Land Surveyor in the State of New Hampshire, with the existing and proposed setbacks and impervious coverage calculations for the lot provided on said plan, if the proposal involves any exterior enlargement of an existing building and/or any increase in impervious coverage of the lot and if the Building Inspector determines that compliance with Article IV Dimensional Requirements is questionable. Also, amend Section 3-A.10 Impact Fees to state that the impact fee requirement shall not apply to situations where a two-family property is legally converted to one single-family dwelling and one accessory dwelling unit.

5. Amend Article I – General. Section 1.6 Definitions to add a new “porch” definition.

Amend Article II – Districts. Section 2.3.7 C-4 of the Wetlands Conservation District Ordinance to clarify that porches are included in the 12-foot dwelling structure setback from the Wetlands Conservation District.

20-056 1024 Ocean Boulevard

Map: 116 Lot: 37

Applicant: Kathleen Romano

Owner of Record: Romano Family Living Trust

Wetlands Permit: Relocate two boulders impeding stairway/beach access to front sea wall in their natural surroundings. Construct stairs to extend down to the beach.

20-025 48-52 High Street

Map: 161 Lot: 2

Applicant: 48-52 High Street LLC

Owner of Record: Same

Site Plan and Conditional Use Permit: Demolish existing structure and construct two new structures. Structure adjacent to High Street to consist of 2 commercial units and 4 residential units. Second structure to be at the rear portion of the lot and to consist of 12 residential units.

Waiver Request: Section IV. D.2.vi-Standards (lighting).

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20-057 540 Lafayette Road

Map: 144 Lot: 11

Applicant: LMR Properties LLC

Owner of Record: Same

Site Plan & Conditional Use Permit: Complete the construction of three, 3-bedroom units approved in 2012 (now expired) within existing building. Existing 1st floor commercial units to remain. No exterior changes are proposed.

Waiver Request: Section V.E. Detailed Plans.

IV. CONTINUED PUBLIC HEARINGS **

20-052 27 Langdale Drive (continued from 11/4/20)

Map: 68 Lot: 12

Applicant: Jean M. Mohan

Owner of Record: Same

Wetlands Permit: Application of screened loam and crushed stone within the 50' buffer. Remove and replace 8'x8' deck. Installation of 6' vinyl fence. Construction of two long retaining walls. (Applicant seeking to waive after-the-fact permit fee).

***20-058 18 & 14 Sapphire Avenue & 1 Thorwald Avenue**

Maps: 223 (all three) Lots: 74 (14 Sapphire); 83 (18 Sapphire); 98 (1 Thorwald)

Applicant: Krystyna Godbout

Owners of Record: Same (18 Sapphire); Walker Revocable Trust (14 Sapphire) & Joanne Floudaras (1 Thorwald)

Wetlands Permit: Replace approximately 62 linear feet of wooden retaining wall along section of the tidal creek known as Eel Ditch and raise an existing family home within the existing footprint to accommodate a first-floor garage

**Note: 20-055 18 Sapphire was continued from 11/4/2020. This is the same proposal with additional addresses listed on application and additional abutters notified.*

V. CONSIDERATION OF MINUTES of November 18, 2020

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- New FEMA Flood Maps (effective January 29, 2021)

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VIII. ADJOURNMENT

****PLEASE NOTE****

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

****NOTE:** As a courtesy, plans and/or graphics submitted by applicants for items listed under “New Public Hearings” and “Continued Public Hearings” will be posted to the Town of Hampton website at <https://hamptonnh.gov/318/Planning-Board>. From there, click on the link titled “*Planning Board Public Hearings – December 2, 2020*”.

The public may also contact the Planning Office during business hours prior to the meeting at (603) 929-5913 to receive a PDF copy via email.