

**HAMPTON PLANNING BOARD**

**Agenda**

**January 5, 2022 – 7:00 p.m.**

**Selectmen’s Meeting Room**

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARINGS**

**PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS**

**1. Proposed Article XIX-A, Interstate Corridor Overlay District:**

*1A. Town Planner Edited Version:*

Amend the Zoning Ordinance to add new Article XIX-A, the “Interstate Corridor Overlay District”, which includes the following sections: 19-A.1 stating the purpose of facilitating development of real property exclusively accessed from Interstate 95. 19-A.2 citing the boundary as having frontage upon Interstate 95 south of its intersection with Towle Farm Road, lying within 1,000 feet of the centerline of said portion of Interstate 95, and having State of New Hampshire-owned and exclusive points of entrance and egress (notwithstanding secondary emergency access) to and from Interstate 95. 19-A.3 stating that the dimensional requirements for the Interstate Corridor Overlay District shall be the same as those provided for the underlying General (G) Zoning District. 19-A.4 citing permitted uses to include retail sales, restaurants, emergency response roadside vehicle repair, passenger vehicle filling stations, electric vehicle charging stations, visitor/welcome centers with restroom facilities, and outdoor recreation areas for picnicking and pet exercise. 19-A.5 requiring Site Plan Review, taking into account the demands on local governmentally-owned infrastructure. 19-A.6 requiring a vegetative and/or sound mitigating buffer shall be maintained on site between any building/site improvement that is undertaken in this zone and the boundary line of any adjacent residentially used lot. 19-A.7 prohibiting the overnight parking and/or idling of large commercial vehicles. Also, amend Article III – Use Regulations to add Note (8) cross referencing Section 19-A.4 for the Permitted Uses and Facilities in the Interstate Corridor Overlay District.

*1B. New Hampshire Liquor Commission Version Referred by Selectboard for Consideration:*

Amend the Zoning Ordinance to add new Article XIX-A, the “Interstate Corridor Overlay District”, which includes the following sections: 19-A.1 stating the purpose of facilitating development of real property exclusively accessed from Interstate 95. 19-A.2 citing the boundary as having frontage upon Interstate 95 south of its intersection with Towle Farm Road, lying within 1,000 feet of the centerline of said portion of Interstate 95, and having State of New Hampshire-owned and exclusive points of entrance and egress (notwithstanding secondary emergency access) to and from Interstate 95. 19-A.3 stating that the dimensional requirements for the Interstate Corridor Overlay District shall be the same as those provided for the underlying General (G) Zoning District. 19-A.4 citing permitted uses to include retail sales, restaurants, motels and hotels, emergency response roadside vehicle repair, passenger vehicle filling stations, electric vehicle charging stations, establishments consistent with and provided for by NHRSA Chapter 287-D, higher education recruitment centers, visitor/welcome centers with restroom facilities, and outdoor recreation areas for picnicking and pet exercise. 19-A.5 requiring Site Plan Review. 19-A.6 requiring a 50-foot wide vegetative buffer to be maintained on site between any building or improvement that is undertaken in this zone and the property line of any abutting residentially improved lot. Also, amend Article III – Use Regulations to add Note (8) cross referencing Section 19-A.4 for the Permitted Uses and Facilities in the Interstate Corridor Overlay District.

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2. Amend Article II – Districts, Section 2.3 - Wetlands Conservation District. Modify Section 2.3.4 to rename it “Restricted Uses, Prohibited Uses, and Other Standards”, and to reorganize the language so that it will be easier to follow while remaining substantively consistent with current practice. Modify Section 2.3.5 - Wetlands Permits to make the existing language easier to follow, and to clarify that when a variance is granted by the Zoning Board of Adjustment to allow a prohibited use, the approval of a Wetlands Permit by the Planning Board may also be required. Add Section 2.3.7.I to clarify that any variance requests must be submitted to the Zoning Board of Adjustment in accordance with Section 1.4 of the Hampton Zoning Ordinance.

**21-052 82 Island Path**

Map: 281 Lot: 26

Applicant: 82 Island Path Rd LLC-Norman Carpentier

Owner of Record: 82 Island Path Rd LLC

Wetlands Permit: Raze the 2 existing structures and construct a new house. New building to be placed on new foundation set on helical piles. New first floor elevation of proposed house will be above flood elevation.

**22-001 81 Ocean Boulevard**

Map: 293 Lot: 23

Applicant: Oceanfront Gaming, Inc.

Owner of Record: T.R.D. Entertainment Co., LLC

Site Plan: Expansion of current use of the building. Dedicate a part of the first floor of existing building for games of chance with refreshments available for patrons.

Waiver Request: Section V.D (Review Standards) of Site Plan Regulations

**22-002 36 Cliff Avenue**

Map: 267 Lot: 46

Applicant: Joanne & Michael Sargent

Owner of Record: Same

Wetlands Permit: Build back the slope in a stable configuration with large stones in a step-like manner. Localized patching of existing concrete seawall w/no change in impervious area.

**22-003 Drakeside Road & I-95 North-Bound (369 Transmission Line ROW)**

Applicant: Eversource Energy

Owners of Record: Robert & Suzanne Walker (157-8); State of NH (172-9) & First Hampton Associates LLC (172-13)

Wetlands Permit: Replacement of Utility Pole (Structure 19--currently corroding) along the 369 Transmission line.

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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, Sept. 1, 2021, Oct. 6, 2021 & Nov. 3, 2021) **NOTE: APPLICANT IS REQUESTING TO CONTINUE TO FEBRUARY 2, 2022**

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.

**21-011 465, 467 & 469 Ocean Blvd** (continued from July 7, 2021, August 4, 2021, September 1, 2021, September 15, 2021 & October 6, 2021 and November 3, 2021) **NOTE: APPLICANT IS REQUESTING TO CONTINUE TO APRIL 6, 2022**

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, August 4, 2021, September 1, 2021, September 15, 2021 & October 6, 2021 & November 3, 2021) **NOTE: APPLICANT IS REQUESTING TO CONTINUE TO APRIL 6, 2022**

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)

**V. CONSIDERATION OF MINUTES of December 15, 2021**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- Labrador Lane - Acceptance of the location of the utilities within the right-of-way as shown on the roadway as-built plan.
- 349 Lafayette Road - Bond for remaining on-site improvements.

**VIII. ADJOURNMENT**

**\*\*PLEASE NOTE\*\***

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

**MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**