

## HAMPTON PLANNING BOARD

### Agenda

February 3, 2021 – 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 \*\*

##### **21-001 147 North Shore Road**

Map: 133 Lot: 5

Applicant: Ernest Underwood

Owner of Record: Ernest R. Underwood Rev Trust

Conditional Use Permit for ADU: Construction of 432 Sq. Ft. (approx) accessory dwelling unit to existing single-family dwelling.

##### **21-002 38 King's Highway**

Map: 223 Lot: 65

Applicant: Martin and Lisa Boldin

Owner of Record: Boldin Family Revocable Trust

Wetlands Permit: Replace existing deck with slightly larger full addition to expand living space for existing home.

##### **21-005 95 Drakeside Road**

Map: 188 Lot: 3

Applicant: TF Moran, Inc.

Owner of Record: 95 Drakeside Realty, LLC

Subdivision: Subdivide existing lot to create a new lot for residential use.

Waiver Request: Section V.E.7 - Stormwater Management Plan and Section V.E.14-Soil and sedimentation control plan.

**HAMPTON PLANNING BOARD**

**Agenda**

**February 3, 2021 – 7:00 p.m.**

**21-006 40 Ashworth Avenue**

Map: 282 Lot: 204

Applicant: E Street Properties LLC

Owner of Record: Same

Condominium Conversion: Conversion of the 58 Mainsail Motel Units and Cottages to Condominium Form of Ownership.

Waiver Requests: Section V.E. Detailed Plans and Section V.C. Waiver (Partial) of Application Fee.

**21-007 238 Woodland Rd (w/12 Great Gate Drive**

**& 250 Woodland Rd. (NOTE: Applicant is requesting to continue to February 17, 2021)**

Map:77 & 78 Lot: 3, 7 & 11-1

Applicant: Carl Brytz

Owners of Record: Brytz (238), Helen Brosseau Trust (250), David & Anne Murray (12 Great Gate)

Lot Line Adjustment (2): Transfer approximately 29,946 sf of land from Lot 7 to Lot 3;

Transfer approximately 26,634 sf of land from Lot 7 to Lot 11-1.

Waiver Request: Subdivision Regulations Section V.E. Detailed Plans. (See Also 21-008)

**21-008 238 Woodland Rd. (NOTE: Applicant is requesting to continue to February 17, 2021)**

Map:77 Lot: 7

Applicant: Carl Brytz

Owner of Record: Carl & Kimberly Brytz, Trustees

Subdivision: Subdivide approximately 4.64 acres of land (following lot line adjustments) into two (2) lots.

Waiver Request: Subdivision Regulations Section V.E. Detailed Plans. (See Also 21-007).

**IV. CONTINUED PUBLIC HEARINGS \*\***

**20-059 10 & 14 Sapphire Avenue (continued from January 6, 2021)**

Map: 223 Lot: 66 & 74

Applicant: Nancy Keay, Trustee, Lucille Walker Revocable Trust

Owner of Record: Same

Wetlands Permit (After the Fact and Amended):

Remove rip rap and install originally planned stabilization items. The installed bank stabilization varied from what was approved in 2013.

**V. CONSIDERATION OF MINUTES of January 20, 2021**

**HAMPTON PLANNING BOARD**

**Agenda**

**February 3, 2021 – 7:00 p.m.**

**VI. CORRESPONDENCE**

- HBAC Coastal Resilience Symposium – February 9, 2021 (Zoom)
- Town Master Plan Focus Group for Residents – February 11, 2021 (Zoom)

**VII. OTHER BUSINESS**

- Consultant for Phase II Comprehensive Master Plan Update

**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 – February 3, 2021*”.

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.