

## HAMPTON PLANNING BOARD

### Agenda

April 7, 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

#### III. NEW PUBLIC HEARINGS \*\*

##### **20-060 144 Ashworth Ave; 6, 8 & 10 Riverview Terrace & 6 Johnson Ave.**

Map: 293 Lots: 65, 66, 73, 72 & 71

Applicant: Zoo Property Management, LLC & Albert Fleury

Owner of Record: Same

Site Plan: Merging of lots 66 and 73 to expand the existing restaurant (Wally's Pub). New four-season addition to include additional bathrooms, additional dining space & abundance of air flow for patrons.

Waiver Request: Section VE. Detailed Plans.

##### **21-012 12 Epping Avenue**

Map: 299 Lot: 17

Applicant: Kim Minasalli & Jason Leboeof

Owners of Record: Same

Site Plan: Demolish existing building and reconstruct a new 2-unit building. The rear building will remain unchanged.

Waiver Request - Section V.E. Detailed Plans

##### **21-010 12 & 16 Thayer Road**

Map: 107 Lots: 15 & 16

Applicant: Steven Haraden

Owner of Record: Same (16) & Eugene and Gabrielle Borden (12)

Lot Line Adjustment: Transfer of approximately 816 square feet of land from Lot 15 (Borden) to Lot 16 (Haraden)

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**21-013 51 Hobson Avenue**

Map: 289 Lot: 15

Applicant: SCM Family Trust of Dec 10, 2010

Owner of Record: SCM Family Trust of Dec 10 2010

Wetlands Permit: Raise existing house & deck. Proposed deck to be at elevation 16.1 to allow a 2-car garage underneath. Use existing foundation and set the house on columns resting on existing foundation. Pavement to west side to be removed and loamed and seeded.

**21-014 72 & 74 Island Path**

Map: 281 Lot: 30

Applicant: Shannon Builders

Owners of Record: Same (74); Holder Family Revocable Trust (72)

Condominium Conversion (Amended): Amend original (subdivision) approval from 2018 that created this condominium to show a revised Unit 1 and parking configuration.

Waiver Request: Section V.E. Detailed Plans

**21-015 72 & 74 Island Path**

Map: 281 Lot: 30

Applicant: Shannon Builders

Owners of Record: Same (74); Holder Family Revocable Trust (72)

Wetlands Permit (Amended): Amended Wetlands Permit due to different house location and size (reduction). (Previous WP approved 2/19/20).

**21-016 212 Lafayette Road**

Map: 189 Lot: 14

Applicant: Tony Olbres

Owner of Record: Yankee Faust Trust, Tyler M. Olbres, Trustee

Design Review: Design review for subdivision to contain one duplex on each lot. (to be condominiumized)

**21-017 137 Landing Road**

Map: 239 Lot: 6

Applicant: Casemo Realty, LLC

Owner of Record: Same

Wetlands Permit: Demolish existing fish shack & boat storage pole barn and construct a more conforming structure. Abandon well and septic and connect to Town water and sewer on Landing Road.

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**21-018 13 Atlantic Avenue**

Map: 296 Lot: 26

Applicant: Wayne Douglas

Owner of Record: Wayne Douglas & Michelle Langton

Condominium Conversion: Convert 4 residential units into condominium form of ownership.

Waiver Request: Section V.E. Detailed Plans.

**21-019 61 High Street**

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.

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

**V. CONSIDERATION OF MINUTES of March 17, 2021 and the March 24, 2021 Special Meeting**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- Rockingham Planning Commission – 2021 Membership Dues

**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 – April 7, 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.