

ARTICLE # ____

AMENDMENT # ____

Hampton Zoning Ordinance Amendment

Article I – General, Section 1.6

Article I – General, New Section 1.8

ARTICLE I - GENERAL

Section 1.6 Definitions

Demolition: The act of pulling down, destroying, removing or razing a building or part of a building or commencing the work of total or substantial destruction with the intent of completing the same. It does not include interior demolition which does not alter the appearance of the exterior of the building.

****NEW SECTION****

Section 1.8 Demolition Review

A. Purpose.

The purpose of this section is to encourage the preservation of buildings and places of historic, architectural and community value.

B. Review Thresholds.

Any demolition within the Town of Hampton shall be subject to the requirements of this section where the building was constructed more than one hundred (100) years before the date of application for a demolition permit (per Assessor records), or is listed in the National or State Register of Historic Places. Manufactured homes shall be exempt.

C. Review Process.

- (1) Prior to the issuance of a demolition permit, the applicant shall meet with the Building Inspector and the Town Planner to review the proposed demolition and discuss potential alternatives to demolition (i.e. including the subject building in the development design, relocating the building to another parcel, etc.)

- (2) The following criteria shall be considered during the review process:
 - (a) The building, or part of a building, is of such interest or quality that it would meet national, state or local criteria for designation as a historic, cultural, or architectural landmark.
 - (b) The building, or part of a building is of such architectural or historic interest that its removal would be contrary to the purpose of this section.
 - (c) Retention of the building or, part of a building, would help preserve and protect a historic place or area of historic interest in the town.
- (3) The results of the review process shall be provided to the Planning Board for applications requiring subdivision and/or site plan review.
- (4) The review process shall take no more than 30 days, unless there is a delay caused by the applicant or if the Town and applicant mutually extend the timeframe.

D. Demolition Activity.

- (1) Prior to proceeding with demolition, the Hampton Historical Society or its designee shall be provided with the opportunity to photographically document the building. The applicant is also encouraged to salvage significant architectural features. However, the Town's preference for buildings of historic, architectural and community value will be preservation and the reasonable implementation of alternatives to demolition.
- (2) Nothing in this Article shall be construed to prevent immediate demolition where public safety is at stake.

E. Authority.

If the Town of Hampton establishes a Historic District Commission pursuant to RSA's 673:1 and 673:4 and/or a Heritage Commission is established pursuant to RSA's 673:1 and 673:4-a, nothing in this Article shall be construed to limit the statutory powers and duties of each Commission.