

## HAMPTON PLANNING BOARD

### Agenda

March 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 \*\*

**Town of Hampton Driveway Regulations:** Full revision and re-codification of the existing Town of Hampton Driveway Regulations, first adopted on October 1, 2008 and last amended on August 17, 2016. New Driveway Permit Application Form to be included as Appendix A and Impervious Coverage Form to be included as Appendix B.

##### **21-004 239 Drakeside Road**

Map: 157 Lot: 2

Applicant: 22 Drakeside, LLC

Owner of Record: Same

Site Plan: Conversion of the existing office building into four (4) residential units with associated drive and parking.

Waiver Request: Section VII.E - Stormwater Management

##### **21-009 607 Ocean Blvd**

Map: 235 Lot: 15

Applicant: Farwell Engineering Services, LLC

Owner of Record: Theroux Litchfield Realty Trust

Wetlands Permit: Replace the foundation on existing house. Raise the building, remove the rear deck and excavate the foundation. Living area to be enlarged slightly. Rebuild rear deck.

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

**21-005 95 Drakeside Road** (continued from February 3, 2021)

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.

**V. CONSIDERATION OF MINUTES of February 17, 2021**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- **RSA 41:14-a Process - Town owned Deed Restrictions on formerly Leased Land**  
(continued from February 17, 2021)  
Tax Map 183, Lot 25 – 141 King’s Highway – Modification of Deed Restrictions #3 in order to allow for the installation of a fence on the north and south boundary lines of the property greater than 3 feet in height. The original request was modified by the petitioner to exclude the previously requested relief from Deed Restriction #4 at this time.
- **95 & 97 Ocean Blvd & 4 & 25 J Street** – Request for a one-year extension of the Site Plan conditional approval granted by the Planning Board on March 4, 2020.
- **Conservation Coordinator Position**

**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 – March 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.