

HAMPTON PLANNING BOARD

Agenda

July 6, 2022 – 7:00 p.m.

Selectmen's Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS

22-028 17 Seaview Avenue

Map: 133 Lot: 80

Applicant: Ivona & Anthony Musacchio

Owner of Record: Same

Wetlands Permit (after the fact): Reconstruction and expansion of existing home. Alteration of terrain and storage of materials within the buffer.

22-029 44 North Shore Road & North Shore Road (vacant land)

Map: 131 Lots: 10, 11 & 12

Applicant: Anne C. Barkley Trust (Anne C. Barkley, Trustee)

Owner of Record: Same

Lot Line Adjustment: Transfer approximately 9.55 acres from Lot 12 to Lot 11. Existing Lot 10 and adjusted Lot 11 to become conservation easement. Adjusted Lot 12 to remain in residential use.

Waiver Request: Subdivision Regulations Section V.F. (2 & 3) soil and wetland mapping, and Section VII.F(2) new lot monumentation at lot corners.

22-030 204 Ashworth Ave, Unit #5

Map: 295 Lot: 49

Applicant: Avenue Real Estate, LLC (Charles Hughes)

Owner of Record: Same

Site Plan (Amended): Demolish and reconstruct Unit #5 in the same approximate location.

This will allow said unit to be year round and will allow unit to have two parking spaces along with a visitor space.

Waiver Request: Section V.E. Detailed Plan

IV. CONTINUED PUBLIC HEARINGS

22-016 88 Glade Path (continued from May 4, 2022) **NOTE: APPLICANT IS REQUESTING TO CONTINUE TO AUGUST 3, 2022**

Map: 272 Lot: 1

Applicant: Nicholas Kafajelis

Owner of Record: Same & Lisa Kazakis

Wetlands Permit: Construction of 16' x 8' deck (4' off the ground) utilizing permeable decking.

HAMPTON PLANNING BOARD

Agenda

July 6, 2022 – 7:00 p.m.

Selectmen’s Meeting Room

22-013 67 Mooring Drive *(continued from June 1, 2022)*

Map: 289 Lot: 40

Applicant: Edward Milville & Deborah Davis

Owners of Record: Same

Wetlands Permit & Driveway Permit Appeal: Construction to raise the existing residential dwelling structure above flood elevation & reconstruct the foundation with a lower level garage to support the structure. Additional improvements include a deck addition. Remove impermeable driveway and replace with pervious paver driveway (appeal).

22-012 64 Mooring Drive *(continued from April 6, 2022 and June 1, 2022)*

Map: 289 Lot: 33

Applicant: Mary T. Mulligan, Trustee

Owner of Record: Mary T. Mulligan, Trustee, Mary T. Mulligan Living Trust

Wetlands Permit & Driveway Permit Appeal: Construction to raise the existing residential dwelling structure above flood elevation and reconstruct the foundation to support the structure. Additional improvements include a deck addition. Remove impermeable driveway and replace with permeable paver driveway.

22-014 28 Nor’East Lane *(continued from May 4, 2022 and June 1, 2022)*

Map: 99 Lot: 4

Applicant: Sweet Nectar, LLC

Owner of Record: Same (Michael Kettenbach, Member)

Wetlands Permit: Rehabilitation of existing single-family dwelling, including numerous components for environmental mitigation.

22-025 124 Kings Highway *(continued from June 1, 2022)*

Map: 183 Lot: 43

Applicant: Patrick Carey

Owner of Record: Hunterlogan Realty Trust

Wetlands Permit: Install 6' vinyl fence on north and south property borders. Existing trees to remain undisturbed.

V. CONSIDERATION OF MINUTES of June 1, 2022

VI. CORRESPONDENCE

VII. OTHER BUSINESS

RSA 41:14-a Process - Town owned Deed Restriction on formerly Leased Land

- Tax Map 183, Lot 25 – 141 King’s Highway. Relief from Deed Restriction #4 – “The only structures permitted to be erected or placed upon said lot shall be one single-family dwelling...with no more than a two-car garage. The Grantee will not erect any buildings upon the premises within seven (7) feet of any boundary line....” The petitioner seeks the deletion of Deed Restriction #4 to allow the construction of an 8’ x 12’ storage shed, and the replacement of the detached one-car garage with a new 18’ x 20’ two-story detached garage with a playroom and 4th bedroom on second floor.

HAMPTON PLANNING BOARD

Agenda

July 6, 2022 – 7:00 p.m.

Selectmen's Meeting Room

RSA 41:14-a Process - Town owned Deed Restriction on formerly Leased Land

- Tax Map 98, Lot 34 - 1062 Ocean Boulevard. Relief from Deed Restriction #4 – “The only structures permitted to be erected or placed upon said lot shall be one single-family dwelling...with no more than a two-car garage. The Grantee will not erect any buildings upon the premises within seven (7) feet of any boundary line....” The petitioner seeks the modification of Deed Restriction #4 to allow the existing two dwelling units with associated garages.

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING