

**HAMPTON PLANNING BOARD**

**Agenda**

**July 7, 2021 – 7:00 p.m.**

**Selectmen's Meeting Room**

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARINGS**

**21-011 465, 467 & 469 Ocean Blvd**

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC (Attn: Rick Smith)

Owners of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469)

Site Plan: To construct residential condominiums with associated parking at 465 & 467 Ocean Boulevard (to be merged) and to re-build parking area on 469 Ocean Blvd.

Waiver Request: Section V.C. Application Fees & IV.D.vi Lighting. (See 21-031 Wetlands Permit)

**21-031 465, 467 & 469 Ocean Blvd**

Map: 266 Lots: 31, 32 & 33

Applicant: RJS Consulting, LLC

Owner of Record: Elaine & Frederick Ayotte (465); J. Hunter Properties (467) & The Stephen LaBranche Living Trust (469).

Wetlands Permit: Replace existing asphalt behind 469 Ocean Blvd with porous pavement. Small portion of work is within the 50' Wetland Conservation District. (See 21-011 Site Plan)

**21-029 449 Ocean Boulevard**

Map: 266 Lot: 29

Applicant: Chuck Bellemore, MAM Realty Investments I, LLC

Owner of Record: Sea Spiral Inc., c/o Norman Bolyea

Site Plan: Renovate existing Sea Spiral Suites hotel into thirty-seven (37) one-bedroom condominiums.

Waiver Request: Sections V.E. Detailed Plans and Section VII.E - Stormwater Management

**21-032 34 Langdale Drive**

Map: 87 Lot: 7

Applicant: Gerald Sanphy

Owner of Record: Gerald and Diandra Sanphy

Conditional Use Permit for ADU: Construct 794. SF (approx.) accessory dwelling unit to attached existing owner-occupied dwelling unit.

**21-035 853 Lafayette Road**

Map: 71 Lot: 20

Applicant: Big Daddy Brews, LLC

Owner of Record: Same

Site Plan (Amended) & Conditional Use Permit: Construct (approx.) 27'x70' brewery addition to existing bldg. (instead of previously approved 27'x48' addition). No changes to parking drainage, impervious coverage or utilities. Conditional Use Permit for use in Aquifer Protection District.

Waiver Request: Section VE. Detailed Plans

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**IV. CONTINUED PUBLIC HEARINGS**

**21-027 35 Park Avenue** (continued from June 2, 2021) **Note: Applicant requesting to continue to August 4, 2021**

Map: 190 Lot: 13

Applicant: Chelsie Portlock

Owner of Record: Chelsie and Daisy Portlock

Wetlands Permit: Add fill to create gentle slope. Install 4' chain link fence around outer edge of backyard.

**21-019 61 High Street** (continued from April 7, 2021, May 5, 2021, and June 2, 2021) **Note: Applicant requesting to continue to September 1, 2021**

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.

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

(continued from April 7, 2021 and May 19, 2021) **Note: Applicant requesting to continue to July 21, 2021**

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.

Note: Waiver Request: Section V.E. Detailed Plans was denied by the Planning Board on April 7, 2021.

**V. CONSIDERATION OF MINUTES of June 2, 2021 and June 16, 2021**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

- **212 Island Path** – Request for a six-month extension of conditional subdivision approval

**VIII. ADJOURNMENT**

**\*\*PLEASE NOTE\*\***

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

**MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**