

**HAMPTON PLANNING BOARD**

**Agenda**

**October 6, 2021 – 7:00 p.m.**

**Selectmen's Meeting Room**

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

**III. NEW PUBLIC HEARINGS**

**21-048 236 Woodland Road**

Map: 77 Lot: 7-2

Applicant: Meagan & Evan Rodriguez

Owner of Record: Meagan & Evan Rodriguez

Wetlands Permit: Installation of gravel turn-around (approximately 600 sq.ft) within the 50 foot buffer.

Turn-around is required by the Fire Dept.

**IV. CONTINUED PUBLIC HEARINGS**

**21-043 132 Kings Highway (Units 1 & 2)** *(continued from September 1, 2021)*

Map: 183 Lot: 30A

Applicant: Gary and Gail MacGuire, Trustees

Owners of Record: MacGuire Family 2020 Revocable Trust (Unit 2) and Eddy and Kathleen (Fleming) Clemente (Unit 1)

Wetlands Permit: Replace the existing decks on the duplex units with enclosed space. All improvements to occur within the limits of the existing decks and existing developed lawn area.

**21-019 61 High Street** *(continued from April 7, 2021, May 5, 2021, June 2, 2021, July 7, 2021, and 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, May 19, 2021, July 7, 2021, July 21, 2021, and September 1, 2021)* **Note: Applicant is**

**requesting to continue to October 20, 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.

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**21-011 465, 467 & 469 Ocean Blvd** (continued from July 7, 2021, August 4, 2021, September 1, 2021, and September 15, 2021)

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** (continued from July 7, 2021, August 4, 2021, September 1, 2021, and September 15, 2021)

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)

**V. CONSIDERATION OF MINUTES of September 15, 2021**

**VI. CORRESPONDENCE**

- Letter regarding Rockingham Planning Commission Dues for 2022

**VII. OTHER BUSINESS**

- 40 Ashworth Avenue – Request for One-Year Extension of Condominium Conversion conditional approval.
- Bonnie Lane (Aquarion) – Request for One-Year Extension of Site Plan conditional approval.
- 533, 535 and 537 Ocean Boulevard (Ocean’s Edge Condominium) – Request from applicant for field modification to install concrete curbing instead of granite curbing.
- Planning Board Appointment to fill vacated seat (until the March 2022 election).

**VIII. ADJOURNMENT**

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

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

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