

HAMPTON PLANNING BOARD

Agenda

November 17, 2021 – 7:00 p.m.

Selectmen’s Meeting Room

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

Master Plan Steering Committee

1. Public Comment (relating to Master Plan)
2. Resilience Planning & Design – Consultant for the Phase II Comprehensive Update
 - a. Preliminary Community Forum Findings (update on forum/survey input, preliminary findings)
 - b. Discussion of Focus Groups/Community Conversations (review refined topics, format, recruiting of participants, volunteer moderators)
 - c. Example Vision Statements
 - d. Next Meeting (focus group update with draft questions, full community engagement report)
 - e. Future Steps in the Process

III. CONTINUED PUBLIC HEARINGS

IV. NEW PUBLIC HEARINGS

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article I – General. Section 1.6 Definitions to modify and expand the definition of “Impervious Surface” to clarify that a deck is only considered pervious if it is not covered by a roof and is elevated a minimum of 6 feet off the ground, is constructed with planks not greater than 8 inches in width with a minimum ¼ inch space between each plank, and the area underneath remains entirely pervious (with no use as a storage area). Also, to further expand said definition to account for decks elevated a minimum of 3 feet off the ground, while providing further restrictions for decks above 160 square feet in size depending on whether they are within or outside of the Aquifer Protection District.

Amend Article II – Districts. Sections 2.3.3 Wetlands Conservation District Permitted Uses to clarify that the replacement or repair of an existing deck is subject to the Building Inspector determining that it is elevated a minimum of 6 feet off the ground, is constructed with planks not greater than 8 inches in width with a minimum ¼ inch space between each plank, and the area underneath remains entirely pervious (with no use as a storage area).

2. Amend Article I – General. Section 1.6 Definitions to add a definition for “Condominium” stating that it means real property as defined in RSA 356-B:3 of the Condominium Act, and further stating that, for purposes of Planning Board approval, separate condominiums governed under the umbrella of a Master Condominium Association or similar arrangement, or which share infrastructure (such as driveways, utilities, and the like) shall be considered one condominium regardless of whether they are located on separate lots. Additionally, to amend the definition of “Dwelling Unit, Multi-Family” to clarify that this includes any condominium consisting of 3 or more dwelling units irrespective of the number of buildings or lots involved.

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Amend Article VIII – Multi-Family Dwellings. Section 8.1.4 to clarify that said Article applies to any condominium consisting of 3 or more dwelling units irrespective of the number of buildings or lots involved, with exemptions for condominium conversions of pre-existing non-conforming uses or structures.

3. Amend Article V - Signs. Section 5.4.1.e to delete the existing non-enforceable content-oriented language; to amend 5.4.2 to provide a clearer reference to Table I; to delete 5.4.2.e regarding residential banners; to amend Table I to prohibit banners in the RAA, RA, RB, and RCS zoning districts and to clarify the existing practice that a majority of sign types require Building Department approval; and to amend Table II to delete the existing size requirements for banners where prohibited under this Amendment.

V. CONSIDERATION OF MINUTES of November 3, 2021

VI. CORRESPONDENCE

VII. OTHER BUSINESS

- 31 Langdale Drive – Request for Wetlands Permit Extension (Two-Year Extension)
- 48-52 High Street – Request for One-Year Extension of conditional approval for Site Plan and Conditional Use Permit
- Proposed 2022 Zoning Articles

VIII. ADJOURNMENT

****PLEASE NOTE****

**ITEMS NOT CALLED OR IN PROGRESS BY 10:00 P.M.
MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING**