

**HAMPTON PLANNING BOARD**

**Agenda**

**December 4, 2019 – 7:00 p.m.**

**Selectmen’s Meeting Room**

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

**Appointment** (continued from 10/2/19 and 11/6/19) - On behalf of Maria and Ralph Dumke, through Gregory A. Ramsey, Esq. of Wynn Law Group, an appointment before the Planning Board relating to 737 & 739 Ocean Boulevard, requesting enforcement of a previously approved condominium plan and/or revocation of said approved condominium plan for failure to comply with parking.

**III. NEW PUBLIC HEARINGS**

**PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS**

1. Amend Article I – General. Section 1.6 Definitions to modify the definition of “Use Change” to clarify that use changes apply to proposed non-residential uses, to indicate that all changes of building occupancy involving any use of a non-residential nature require Use Change Approval from the Planning Board (regardless of similarity or not to the former use) if located in the Town Center-Historic district, and to state that any use which, in the opinion of the Building Inspector or the Town Planner, requires Planning Board approval in order to safeguard the health, welfare, convenience and safety of Hampton’s citizens and recreational guests shall require Use Change Approval.  
Amend Article II – Districts. Section 2.8 F to delete Note #3 regarding the Use Change approval requirement for all non-residential changes of building occupancy in the Town Center-North and Town Center-South Districts.
2. Amend Article II- Districts. Section 2.4 Floodplain Management Ordinance to add language under 2.4.11.C Coastal High Hazard Areas (Zone VE), Construction Standards (subsection 2.c) requiring that breakaway walls have flood openings that meet the existing criteria for enclosed areas below the lowest floor.
3. Amend Article IV – Dimensional Requirements. Section 4.4 to apply Footnotes 27A and 32 to the Business-Seasonal zoning district. Modify Footnote 27A to require that no architectural appurtenance shall extend to a point greater than 60 feet in height in the Business-Seasonal zoning district measured vertically from the established average grade plane, and to clarify that the existing 80-foot limit applies to the Business-Seasonal 1 zoning district. Modify Footnote 32 to require, as part of any permitting process, a shadow study from a qualified consultant for new structures exceeding 50 feet in height and for modifications to existing structures that would exceed 50 feet in height.
4. Amend Article IV – Dimensional Requirements. Section 4.5.2 (Minimum Side Setback) and Footnote 16 to require a minimum of 12 feet on one side lot line in the Residence B zoning district, to provide for an adequate driveway on one side or the other of the lot. The current requirement will remain unchanged for the opposite side lot line.

**HAMPTON PLANNING BOARD**

**Agenda**

**December 4, 2019 – 7:00 p.m.**

**Selectmen’s Meeting Room**

5. Amend Article II – Districts. Section 2.3.2 Wetland Conservation District Ordinance to revise the definition and delineation for the Highest Observable Tide Line to be consistent with the NH Department of Environmental Services Wetland Bureau. This revision includes removing two outdated Appendices.
6. Amend Article II – Districts. Sections 2.3.2 and 2.3.7 Wetland Conservation District Ordinance to add language that defines and provides examples of wetland and buffer mitigation.
7. Amend Article I – General. Section 1.6 to add language that a deck is considered to be pervious if it is elevated at least 6 feet off the ground and permeable underneath.  
Amend Article II – Districts. Section 2.3.3 to remove the definition of impervious surface as a result of the proposed revision to Section 1.6.
8. Amend Article II – Districts. Section 2.3.4 to clarify that the reconstruction or repair of an existing structure shall not extend further into the Wetland Conservation District than the original and shall not have more square-footage of impact.
9. Amend Article II – Districts. Sections 2.3.2 and 2.3.3 by moving the description of 1<sup>st</sup> through 4<sup>th</sup> order streams to the Wetland Conservation District definition and simplifying the “Permitted Uses” section to remove redundancies. Add language that allows the Building Inspector to approve the replacement or repair of previously permitted fences, sheds, and decks that are maintaining the same square footage and not encroaching further into the Wetland Conservation District.

**19-059 431 & 435 Ocean Blvd**

Map: 266 Lot: 27 & 47

Applicant: East Coast Development, LLC

Owner of Record: Michael Napier, Keir Family Entrepreneurs, Inc.

Site Plan (Amended): Remove existing buildings and construct 23, 2-bedroom condominium units in a single building. (See Wetlands Permit File 19-060).

**19-060 431 & 435 Ocean Blvd**

Map: 266 Lot: 27 & 47

Applicant: East Coast Development, LLC

Owner of Record: Michael Napier, Keir Family Entrepreneurs, Inc.

Wetlands Permit (Amended): Remove existing buildings, pavement & concrete in the buffer; installation of buffer plantings. (See Site Plan File 19-059)

**19-064 31 Langdale Drive**

Map: 87 Lot: 1

Applicant: Timothy and Jenny Hamilton

Owners of Record: Same

Wetlands Permit: Install 8'x12' shed; Remove old deck/stairs and build new; remove stone walkway.

**HAMPTON PLANNING BOARD**

**Agenda**

**December 4, 2019 – 7:00 p.m.**

**Selectmen’s Meeting Room**

**19-065 737 & 739 Ocean Blvd**

Maps: 223 Lots: 70 (1&2)

Applicant: Kyle McManus

Owners of Record: Joan Shea Irrevocable Living Trust (737) & 739 Ocean Boulevard Realty Trust (739)

Condominium Conversion: Amendment to approved condominium conversion (2000) to meet 2019

Zoning Ordinance.

Waiver Request: Section V.E. Detailed Plans

**19-066 95 & 97 Ocean Blvd & 25 J Street**

Map: 290 Lots: 117, 118 & 137

Applicant: McGuirk’s Ocean View, Inc.

Owner of Record: Same

Site Plan (Amended): Show newly-constructed beach bar which was not addressed at initial Site Plan application/approval (see 19-009).

Waiver Request: Section V.E. Detailed Plan.

**19-068 Drakeside Rd. & Lafayette Rd.**

Map: 189 Lot: 14 & 18

Applicant: D.D. Cook Builders, Inc.

Owner of Record: Tyler Olbres, Trustee of Yankee Faust Trust

Design Review for Site Plan and Minor Lot Line Adjustment: Construct six (6) single-family dwellings with associated grading and utilities as well as adjust the boundary between Tax Map 189, Lots 14 & 18

**IV. CONTINUED PUBLIC HEARINGS**

**19-047 6 Vrylena’s Way** *(continued from 9/4/19, 10/2/19, and 11/6/19)*

Map: 209 Lot: 112

Applicant: Brent 16175 Parking Trust

Owner of Record: Same

Wetlands Permit: Construct new home partially within the wetland buffer.

**V. CONSIDERATION OF MINUTES of November 20, 2019**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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

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

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