

## HAMPTON PLANNING BOARD

### Agenda

January 15, 2020 – 7:00 p.m.

### Selectmen's Meeting Room

#### I. CALL TO ORDER

#### II. ATTENDING TO BE HEARD

##### Master Plan Session #8

1. Public Comment (relating to Master Plan)
2. Update on Vision and Coastal Management Elements
3. Update on Warrant Article for Comprehensive Master Plan Update
4. Update on Preliminary Master Plan Survey and Associated Tasks
5. Next Steps

\* *Note: Abutter is requesting to continue his Appointment and the application for 737 & 739 Ocean Boulevard (listed under "Continued Public Hearings") to February 19, 2020*

- \* **Appointment** (continued from 10/2/19, 11/6/19 and 12/4/19) - 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.
- **Change of Use: 380 Lafayette Road**  
Previous Offices (vacant for years) to art center with studios, gallery & teaching space.
- **Preliminary Conceptual Consultation: 65 Lafayette Road**  
Construction of 50' x 85' building with associated parking.

#### III. NEW PUBLIC HEARINGS

##### PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. 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. Sections 2.3.1, 2.3.2 and 2.3.3 by moving the definition of 1st through 4th order streams to Section 2.3.2 and adding it to description of 1st through 4th order streams to the Wetland Conservation District definition and purpose section, replacing “inland wetland” with “freshwater wetland”, removing the impervious coverage definition, and streamline the “Permitted Uses” section to remove redundancies and improve readability. Add language that allows the Building Inspector to approve the replacement or repair of existing and previously permitted fences, sheds, and decks that are maintaining the same square footage and not encroaching further into the Wetland Conservation District.
2. Amend Article II - Districts. Section 2.3.7(C)(4) to cross-reference a proposed amendment to Article IV, New Section 4.9.  
Amend Article IV – Dimensional Requirements to add a New Section 4.9 which would include the existing requirement for a minimum of 12 feet separating a dwelling structure(s) including attached garages from the Wetlands Conservation District. The existing requirement applies to the RAA, RA, RB, RCS, G, and I zoning districts, and would not change under this amendment.

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**20-001 9 & 11 I St. & 99 & 101 Ocean Blvd**

Maps: 290 Lots: 104, 105, 107 & 108

Applicants: 101 Ocean Blvd, LLC; MAM Realty Investors II, LLC; One-O-One Ocean Blvd, LLC & MAM Realty Investors V, LLC

Owner of Record: Same

School Impact Fee Waiver Request: Request applies to the new proposed 5 story building with 20 one-bedroom units and retail/restaurant on the first floor.

*\*\* Note: Applicant is requesting to continue to March 4, 2020*

**\*\* 20-003 7 Eighth Street**

Map: 210 Lot: 1

Applicant: Gilbert & Beverly Bortone, Trustees

Owner of Record: Beverly A. Bortone Revocable Trust.

Conditional Use Permit: Conversion of Garage into Accessory Dwelling Unit.

**IV. CONTINUED PUBLIC HEARINGS**

**19-059 431 & 435 Ocean Blvd (continued from 12/4/19) - WITHDRAWN**

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 (continued from 12/4/19) - WITHDRAWN**

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)

**19-065 737 & 739 Ocean Blvd (continued from 12/4/19)**

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

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**V. CONSIDERATION OF MINUTES of December 18, 2019**

**VI. CORRESPONDENCE**

**VII. OTHER BUSINESS**

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

- Tax Map 223, Lot 53 – 4 Second Street. Supplemental Request for 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 previously obtained relief to tear down two existing dwellings at 4 Second Street and construct a new single-family home upon the property containing five (5) bedrooms, but this supplemental request for additional relief is needed based on a subsequent plan revision showing a three-car garage.
- Tax Map 223, Lot 53-1 – 741 Ocean Boulevard. Request for Relief from Deed Restriction #4 – “The only structures permitted to be erected or placed upon said lot shall be one single-family dwelling, containing no more than four bedrooms, with no more than a two-car garage...[n]or shall the premises be subdivided.” This request relates to a previously approved two-lot subdivision that has already resulted in the construction of a new dwelling structure on Lot 53-1, and is anticipated to result in the construction of a new dwelling structure on Lot 53 (as noted above).
- Deliberative Session – Saturday, February 1, 2020 at Hampton Academy

**VIII. ADJOURNMENT**

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

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