

HAMPTON PLANNING BOARD

Agenda
May 6, 2020 – 7:00 p.m.

I. CALL TO ORDER

The Planning Board Chairman Tracy Emerick, has determined that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of several of the Board members who are within the CDC guidelines needing to take special precautions, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Emerick is confirming that the Planning Board are: Utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling toll free 1-857-444-0744 and using the code 156034. If anyone has a problem, please call 603-929-5805.

II. ATTENDING TO BE HEARD

III. NEW PUBLIC HEARINGS **

** Note: Applicant is requesting to continue to June 3, 2020*

*** 20-023 44 Reddington Landing**

Map: 43 Lot: 20

Applicants: Sean and Kristene Kelley

Owner of Record: Same.

Conditional Use Permit for ADU: Construct approximately 639 s.f. attached accessory dwelling unit to be located within proposed addition to home.

** Note: Applicant is requesting to continue to June 3, 2020*

*** 20-021 349 Lafayette Road**

Map: 175 Lot: 5

Applicant: Paul Rabenius

Owner of Record: Lafayette Road 349, LLC

Site Plan: Construct a 2,565 square foot Auto-Service Station with improved access, parking and utilities.

20-020 540 Lafayette Road

Map: 144 Lot: 11

Applicant: BP Hampton Properties, LLC

Owner of Record: LMR Properties, LLC.

Site Plan & Conditional Use Permit: Reconfigure second floor of existing building from three, 3-bedroom units to six, 1-bedroom units. No changes to the site or the footprint of the building.

Waiver Request: Section V.D. of the Site Plan Regulations.

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20-022 27 Leavitt Road

Map: 178 Lot: 70

Applicant: Robert Higgins

Owner of Record: Same

Conditional Use Permit for ADU: Construct approximately 768 s.f. attached Accessory Dwelling Unit.

IV. CONTINUED PUBLIC HEARINGS **

20-012 533, 535 & 537 Ocean Blvd. (continued from 3/4/20, 3/18/20, and 4/1/20)

Map: 255 Lot: 8, 9 & 13

Applicant: Donik Corporation

Owner of Record: Hunter Investments, Inc.

Site Plan (Amended): Amend parking lot layout (per NHDOT) for 30-unit condominium building (20, two-bedroom units and 10, three-bedroom penthouse units). (See 19-038).

Waiver Request: Section V.C. - Application Fees.

20-015 233 Mill Road (continued from 4/1/20)

Map: 72 Lot: 28

Applicant: Mary & Levi Kishbaugh, Katherine & Daniel Leger

Owner of Record: Kishbaugh Revocable Trust, (Mary and Levi Kishbaugh, Trustees)

Conditional Use Permit: Construction of 800 s.f. accessory dwelling unit over existing garage.

20-016 1038 & 1040 Ocean Blvd (continued from 4/1/20)

Map: 116 Lots : 15 & 17

Applicant: John and Nora Parell

Owner of Record: Same

Wetlands Permit: Maintenance and repair of seawalls that were completed under emergency permit in 2018. All work to be within footprint of the existing seawall with approximately 2,840 s.f of temporary impacts.

20-017 39 & 43 Hobson Avenue (continued from 4/1/20)

Map: 290 Lots : 32 & 33

Applicant: Frank & Grace McFall (#39) & Mary Dray & Frances Kendellen (#43)

Owner of Record: Same

Wetlands Permit: Change asphalt driveway (both parcels) to permeable asphalt & change permeable blocks & dirt to permeable asphalt.

20-018 64 & 68 Mooring Drive (continued from 4/1/20)

Map: 289 Lots: 32 & 33

Applicant: Mary Mulligan

Owner of Record: John & Mary Mulligan, Judith Green (#64) & Murray Family Nominee Realty Trust (#68).

Wetlands Permit: Construct toe stone protection with biostabilization system to prevent erosion.

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V. CONSIDERATION OF MINUTES of April 1, 2020

VI. CORRESPONDENCE

VII. OTHER BUSINESS

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

- Tax Map 210, Lot 1 – 7 Eighth Street. Request for Release of 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.”* The petitioner is requesting this relief to allow for a single-family unit and an Accessory Dwelling Unit (ADU), containing a total of six bedrooms (four in the single-family, two in the ADU). Note: The ADU for this property was conditionally approved by the Planning Board at its March 4, 2020 meeting.
- Tax Map 293, Lot 157 – 9 Bradford Avenue - Request for Release of Deed Restriction #4 – *“The Grantee will not erect any buildings upon the premises within (7) feet of any boundary line, nor shall the premises be subdivided. All outbuildings and sheds, other than stables or garages, shall be connected with and attached to the dwelling house, stable or garage on the lot”* The Petitioner is requesting this relief to provide consistency between the deed and existing site conditions, as was recommended at the time of the April 18, 2019 Condominium Conversion approval.
- Tax Map 290, Lot 117 – 97 Ocean Boulevard - Request for Release of Deed Restrictions #3 – *“No fences maybe erected upon said premises other than ornamental fences of no more than a three-foot height”, and #4 - All outbuildings, other than a private garage, shall be connected with and attached to the dwelling house on the lot”* The Petitioner is requesting this relief consistent with Condition # 9 of the March 4, 2020 Amended Site Plan approval involving this address.

VIII. ADJOURNMENT

****PLEASE NOTE****

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

MAY BE CONTINUED TO THE NEXT SCHEDULED MEETING

**** NOTE:** As a courtesy, plans and/or graphics submitted by applicants for items listed under “New Public Hearings” and “Continued Public Hearings” will be posted to the Town of Hampton website at <https://hamptonnh.gov/318/Planning-Board>. From there, click on the link titled “Planning Board Public Hearings - May 6, 2020”.

The public may also contact the Planning Office during business hours prior to the meeting at (603) 929-5913 to receive a PDF copy via email.