

**LEGAL NOTICE
TOWN OF HAMPTON, NEW HAMPSHIRE**

The Planning Board will hold a Public Hearing on Wednesday December 2, 2020 at 7:00 PM to consider the proposals listed below:

PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS

1. Amend Article I – General. Section 1.6 Definitions to modify the definition of “Use Change” to remove the Town Center-Historic District language, making the standard for requiring a Use Change consistent for all zoning districts.

Amend Article II – Districts. Sections 2.8 C and 2.8 F to modify Note #3 by deleting the Use Change approval requirement for all non-residential changes of building occupancy in the Town Center-Historic District, and adding language to the Town Center District Ordinance stating 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.

2. Amend Article II- Districts. Section 2.7 D Professional Office / Residential District (Height, Setback and Area Regulations) to clarify the applicability of the front, side, and rear setback requirements for this zoning district. Also, to add new requirements for the minimum lot area per dwelling unit (5,000 square feet), the maximum number of dwelling units per structure (8), minimum frontage (100 feet for any lots created after the enactment of this amendment), and maximum impervious coverage per lot (75%), as these are standard dimensional requirements currently missing from this Section of the Zoning Ordinance.

3. Amend Article I – General. Section 1.6 Definitions to modify the definition of “Accessory Building” to clarify that such buildings are detached structures with permanent roofs, and that such buildings shall not be connected to Town or private sewer unless otherwise legally converted into Accessory Dwelling Units. Also, modify the definition of “Accessory Use” to clarify that an accessory use with a roof is also classified as an accessory building.

Amend Article III – Use Regulations. Section 3.1 to refer back to the Accessory Building definition in Section 1.6, and to add a new Section 3.1.1 regarding provisions for a second accessory building on a single-family lot if used for recreational or entertainment purposes and located in the RAA, RA, RB, or G Zoning District.

4. Amend Article III-A – Accessory Dwelling Units to Single-Family Dwellings. Insert new Section 3-A.2 Permits Required (item c) to require that applicants submit a certified plot plan prepared by a Licensed Land Surveyor in the State of New Hampshire, with the existing and proposed setbacks and impervious coverage calculations for the lot provided on said plan, if the proposal involves any exterior enlargement of an existing building and/or any increase in impervious coverage of the lot and if the Building Inspector determines that compliance with Article IV Dimensional Requirements is questionable. Also, amend Section 3-A.10 Impact Fees to state that the impact fee requirement shall not apply to situations where a two-family property is legally converted to one single-family dwelling and one accessory dwelling unit.

5. Amend Article I – General. Section 1.6 Definitions to add a new “porch” definition.

Amend Article II – Districts. Section 2.3.7 C-4 of the Wetlands Conservation District Ordinance to clarify that porches are included in the 12-foot dwelling structure setback from the Wetlands Conservation District.

Copies of the proposed text of the amendments are available for review at the Town Planning Office, Lane Memorial Library at 2 Academy Avenue, and the Town of Hampton website (hamptonnh.gov).

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 **1-857-444-0744** and using the code **156034**. The audio of the Meeting will also be broadcast live on Hampton local access Channel 22.*

THE HAMPTON PLANNING BOARD
Tracy Emerick
Chairman

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