



AGENDA
TOWN OF NORTH HAMPTON
Planning Board
Tuesday, March 7, 2023 6:30pm
TOWN HALL, 231 ATLANTIC AVENUE

I. Old Business

1. Case #22:24 – Applicant: Route One Convenience Store, LLC, 39 Freetown Road, Unit 1, Raymond, NH 03077.

The Applicant requests a Site Plan Review for proposed demolition of two existing buildings and construction of a 4,350 square foot convenience store building, motor vehicle refueling service facility, and other site improvements within 62,200 square foot area at front of 180 Lafayette Road multi-use commercial property. The Applicant also requests a Conditional Use Permit to allow convenience store and motor vehicle refueling facility uses within the Aquifer Protection District. The Applicant also requests a Conditional Use Permit to allow some lighting fixtures to exceed the maximum height allowed by the zoning ordinance. Property Owners: Arlene A. Jewett, Trustee, The Arlene A. Jewett Revocable Trust of 2002; Edward Jewett, Trustee, The Edward Jewett Revocable Trust of 2002; Kellie A. Jewett, Trustee, The Kellie A. Jewett Living Trust; Timothy J. Wallace, Trustee, The Timothy J. Wallace Living Trust; Twilight Years, LLC; All owners above c/o 39 Freetown Road, Unit 1, Raymond, NH 03077. David E. Howard, Trustee, The David E. Howard Revocable Trust, c/o P.O. Box 3385, Concord, NH 03302; Property Location: 180 Lafayette Road, North Hampton, NH 03862; M/L: 017-086-000; Zoning District: I-B/R, Industrial – Business/Residential District.

II. New Business

1. Case #23:03 – Applicant: Brian Dube, 64 Cobblers Ridge Road, Danville, NH 03819. The Applicant requests Conditional Use Permits to allow the following:

- a. construction of a driveway and wetlands crossing culvert within the wetlands buffer and
- b. construction of a septic system which does not meet Aquifer Protection District Ordinance separation from ground water requirement.

Property Owner: WNRV, LLC, 7B Emery Lane, Stratham, NH 03885. Property Location: Road front lot and back land lot off of Post Road between 75 and 83 Post Road; M/L: 008-100-000 and 008-101-000; Zoning District: R-1, High Density District.

2. Case #23:04 – Applicant: Frank Kurland, Jr., 252A Atlantic Avenue, North Hampton, NH 03862. The Applicant requests Conditional Use Permits to allow the following:

- a. construction of an accessory structure (garage) within the side yard structural setback,
- b. construction of a deck within the wetlands buffer, and
- c. construction of a driveway within the wetlands buffer.

Property Owner: Frank Kurland, Jr., 252A Atlantic Avenue, North Hampton, NH 03862. Property Location: 252A Atlantic Avenue, North Hampton, NH 03862; M/L: 014-031-000; Zoning District: R-1, High Density District.

3. Case #23:05 - Applicant: Jessica King, The Honey Tree Learning Center, LLC, 135 High Street, Exeter, NH 03833.

The Applicant requests a Preliminary Consultation to discuss approval process for proposed child day care business. Property Owner: J & S Greystone Village, LLC, P.O. Box 1627, North Hampton, NH 03862; Property Location: 223 Lafayette Road, North Hampton, NH 03862; M/L: 021-001-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

III. Other Business

- 1. Minutes – February 21, 2023 meeting.

Respectfully submitted,
Timothy J. Harned, Chair