



**AGENDA
Town Of North Hampton
Planning Board**

**Tuesday, January 3, 2023 6:00 pm
Town Hall, 231 Atlantic Avenue**

I. Public Hearing

Town of North Hampton, NH review of amendments to zoning ordinances for inclusion on the 2023 Town Warrant.

Town of North Hampton, NH: Section 603 Conservation Subdivision Design. The intent of the proposed revision is to clarify the following items:

- a. guidelines for allowing single family or duplex dwelling units within a Conservation Subdivision Design,
- b. yard and lot requirements for single family and duplex dwelling units within a Conservation Subdivision Design,
- c. establishes a minimum width for open space within a Conservation Subdivision,
- d. modifies the process for establishing the maximum density of lots allowed on a Conservation Subdivision Plan,
- e. calculation of the allowed maximum density for a Conservation Subdivision Design,
- f. definition of unbuildable land within a Conservation Subdivision Design, and
- g. purpose and objective of a Conservation Subdivision Design.

**AGENDA
Town Of North Hampton
Planning Board**

**Tuesday, January 3, 2023 6:30 pm
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 #23:01 – Applicant: Kutt Property Management, LLC, 229 Atlantic Avenue, North Hampton, NH 03862. The Applicant requests a Site Plan Review to amend previous site plan approval with construction of new building addition and addition of previously constructed structures to the site plan. Property Owner: Kutt Property Management, LLC, 229 Atlantic Avenue, North Hampton, NH 03862. Property Location: 229 Atlantic Avenue, North Hampton, NH 03862; M/L: 007-148-000; Zoning District: I-B/R, Industrial – Business/Residential District.

2. Case #23:02 – Applicants: David and Kimberly Glendon, 41 Chapel Road, North Hampton, NH 03862. The Applicants request Conditional Use Permits to allow construction of the following surfaces or structures within the Wetlands Conservation District buffer areas:

- a. a driveway approximately 20 feet from the wetlands,
- b. a single family home with garage approximately 50 feet from the wetlands,
- c. a raised septic system mound structure approximately 36 feet from the wetlands, and
- d. a septic system leach field area approximately 51 feet from the wetlands.

Property Owner: Kimberly A. Glendon, Trustee, Kimberly A. Glendon Revocable Trust, 41 Chapel Road, North Hampton, NH 03862. Property Location: 43 Chapel Road, North Hampton, NH 03862; M/L: 005-064-001; Zoning District: R-2, Medium Density District.

II. Other Business

1. Minutes – December 20, 2022 meeting.

Respectfully submitted,
Timothy J. Harned, Chair