



**AGENDA**  
**TOWN OF NORTH HAMPTON**  
**Planning Board**

**Tuesday, May 5, 2020 6:30 pm**

**NO PHYSICAL LOCATION FOR MEETING**  
**MEETING TO BE ACCESSED THROUGH ELECTRONIC MEANS ONLY**

**\*\*IMPORTANT NOTICE:** Per State of New Hampshire Executive Orders, the public will be able to view the meeting on Cable Channel 22 or as posted on Meeting Videos - Town Hall Streams link accessed through home page of town web site at [www.northhampton-nh.gov](http://www.northhampton-nh.gov). The public may participate during public hearing comment periods by emailing [rmilner@northhampton-nh.gov](mailto:rmilner@northhampton-nh.gov) or calling **603-758-1447**. If the public has a problem accessing the meeting, please contact the Planning Administrator by emailing [rmilner@northhampton-nh.gov](mailto:rmilner@northhampton-nh.gov) or calling **603-758-1447**.

**I. Old Business**

**1. Case #20:03 – Applicant: Henry Brandt, 182 Post Road LLC, 182 Post Road, North Hampton, NH 03862.** The Applicant requests a Site Plan Review for proposed farm stand, farmers' market, horse boarding, and public-private event uses. The Applicant also requests waivers to Site Plan Regulations Section X.B.1 regarding paving of parking area and drive and Section VIII.B.20 regarding stormwater drainage control plans. Property Owner: 182 Post Road LLC, 182 Post Road, North Hampton, NH 03862; Property Location: 160-186 Post Road, North Hampton, NH 03862; M/L: 018-038-000; Zoning District: R-1, High Density District.

**II. New Business**

**1. Case #20:04 – Applicant: Michael Lefebvre, 3 Sandpiper Lane, Seabrook, NH 03874.** The Applicant requests a two (2) lot subdivision of property. The Applicant also requests a Conditional Use Permit to allow construction of a driveway within the Wetlands Conservation District vegetative buffer zone. Property Owner: Michael Lefebvre, 3 Sandpiper Lane, Seabrook, NH 03874; Property Location: 19A Pine Road; M/L: 007-010-000; Zoning District: R-1, High Density District.

**2. Case #20:05 – Applicant: Boulders Realty Corporation, 149 Epping Road, Suite 2A, Exeter, NH 03833.** The Applicant requests a Conditional Use Permit to allow construction of a driveway within the Wetlands Conservation District vegetative buffer zone. Property Owner: Boulders Realty Corporation, 149 Epping Road, Suite 2A, Exeter, NH 03833; Property Location: Woodland Road adjacent to Rye town line, North Hampton, NH 03862; M/L: 012-010-000; Zoning District: R-2, Medium Density District.

**3. Case #20:06 – Applicants: Annette Lee and Nicole Carrier, 2 Elm Road, North Hampton, NH 03862.** The Applicants request a site plan review to amend previous site plan approvals by making improvements to current business operations for Throwback Brewery located at 2 Elm Road including building renovation and additional parking areas. The Applicant also requests a waiver to Site Plan Regulations Section X.B.1 regarding paving of parking areas. Property Owner: Annette Lee and Nicole Carrier, 2 Elm Road, North Hampton, NH 03862; Property Location: 2 Elm Road, North Hampton, NH 03862; M/L: 013-009-000; Zoning Districts: I-B/R, Industrial – Business/Residential District and R-1, High Density District.

**III. Other Business**

1. Minutes – March 3, 2020 and April 7, 2020 meetings.

For application or meeting information, please contact the Planning and Zoning office at [rmilner@northhampton-nh.gov](mailto:rmilner@northhampton-nh.gov) or 603-964-8650, Monday – Thursday 12:00pm to 4:00pm.

Respectfully submitted,  
Timothy J. Harned, Chair