



AGENDA
TOWN OF NORTH HAMPTON
Planning Board
Tuesday, December 6, 2022 6:30pm
TOWN HALL, 231 ATLANTIC AVENUE

I. Old Business

1. Case #22:10 – Applicant: Glenn A. Martin, P.O. Box 281, North Hampton, NH 03862. The Applicant requests a four (4) lot Subdivision with associated roadway and utility improvements through the implementation of Town of North Hampton Zoning Ordinance Section 603 – Conservation Subdivision Design. Property Owner: Glenn A. Martin, P.O. Box 281, North Hampton, NH 03862; Property Location: Lot 007-168-000 off of Atlantic Avenue east of the school property; M/L: 007-168-000; Zoning District: R-1, High Density District.

II. New Business

1. Case #22:23 – Applicant: Peter Rhoades, Hubbingtons Furniture, 148 Lafayette Road, North Hampton, NH 03862. The Applicant requests a Design Review for proposed 14,880 square foot, two-story expansion of furniture store building for showroom and warehouse storage uses. Property Owner: Peter C. Rhoades, 1048 Calef Highway, Barrington, NH 03825; Property Location: 148 Lafayette Road, North Hampton, NH 03862; M/L: 017-080-000 and 017-081-000; Zoning District: I-B/R, Industrial – Business/Residential District.

2. 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.

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.

3. Case #22:25 - Applicant: Svitlana Konovalova, Coffee Point Family Cafe, 7 Rollins Farm Road, Stratham, NH 03885. The Applicant requests a Preliminary Consultation to discuss approval process for proposed coffee shop business. Property Owner: ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103; Property Location: 251 Atlantic Avenue, North Hampton, NH 03862; M/L: 007-126-000; Zoning District: I-B/R, Industrial – Business/Residential District.

III. Other Business

1. 2023 Planning Board meeting calendar review.
2. Minutes – November 15, 2022 meeting.

Respectfully submitted,
Timothy J. Harned, Chair