

Town of North Hampton  
Planning Board  
Notice of Public Hearing  
Tuesday, January 15, 2008 at 6:30pm  
Mary Herbert Conference Room  
Town Hall, 233 Atlantic Avenue, North Hampton NH

The North Hampton Planning Board will hold a public hearing on Tuesday, January 15, 2008 at 6:30 p.m. in the Mary Herbert Conference Room at Town Hall, located at 233 Atlantic Avenue, Second Floor, in North Hampton, New Hampshire, on amendments to the zoning ordinance proposed by the Planning Board. The public hearing previously noticed for January 10, 2008 on the following proposed amendments to the zoning ordinance has been cancelled.

The Planning Board has proposed amendments to Section 506 (Signs and Billboards), and the addition of Section 403.1 (US Route 1 Corridor Access Management Performance Overlay District) and Section 416 (Sexually Oriented Businesses) and Section 417 (Conservation Subdivision Ordinance). These changes would have the following effects:

Section 506: These amendments require that lit signs be designed so light does not spill or reflect onto neighboring property or produce glare for vehicular traffic, and prohibits internal or upward-facing lighting.

Section 403.1: This overlay district would extend along Route 1 from the northern to the southern town borders and east and west to the boundaries of the I-B/R district. Uses are prohibited that will generate more than 100 trips during peak hours. The driveway access to properties, parking, lighting and landscaping are regulated to control traffic accessing Route 1 and provide safe use on site. Mixed commercial and residential uses are permitted so long as each residential unit has not more than two bedrooms.

Section 416: These amendments include an updated list of businesses and setbacks to those businesses where a sexually oriented business would be prohibited and would be reviewed by the Planning Board every year and voted on by the Townspeople every four years.

Section 417: These optional provisions apply in all zoning districts to the subdivision of land for residential use, if the land to be subdivided yields four or more lots of the minimum lot size permitted in that district. At least 50% of the buildable area, as determined under the ordinance, must be reserved as conservation open space, and smaller lots than otherwise allowed are permitted to allow for reservation of the conservation open space. Formulas for calculating the number of lots permitted and design specifications are included.

The full text of the proposed amendments is on file for public inspection at the Planning Office at Town Hall, 233 Atlantic Avenue, North Hampton, NH, Monday – Friday 8:00 a.m. to 4:00 p.m. Copies may be obtained by contacting Wendy Chase at 603-964-8650. Written comments may be mailed to the Planning Board at 233 Atlantic Ave., North Hampton, NH 03862.