

MINUTES
HAMPTON ZONING BOARD OF ADJUSTMENT
THURSDAY, January 26, 2006

MEMBERS PRESENT: Robert V. Lessard, Chairman
 Tom McGuirk
 Jack Lessard (sitting in for Jennifer Truesdale)
 Matt Shaw
 Bill O'Brien

OTHERS PRESENT: Kevin Schultz, Building Inspector
 Shirley Doheny, Recording Secretary

Kevin led the Pledge of Allegiance. Vic Lessard went through the format of the meeting.

05-06 The petition of Dianne LeBlanc and Paul Beaudry for property located at 178 Towle Farm Road seeking relief from Articles 1.3, 4.2 and RSA 674:41 to demolish the existing single family home and rebuild a new two-family home. This property is located at Map 156, Lot 2 in a G zone.

Paul Beaudry and Dianne LeBlanc came forward and explained what they would like to do. Mr. Beaudry went through the five criteria as presented in the petition. Mr. Beaudry explained that a variance had been previously granted but they were unable build the home at that time.

Questions from the Board

None

Comments from the audience

None

Back to Board

Bill O'Brien motioned to approve, Jack Lessard seconded. Mr. Lessard polled the Board regarding the five criteria.

Vote: 5-0

Petition Granted

07-06 The petition of Three LG, LLC for property located at 151 Winnacunnet Road seeking relief from Article 1.3, 3.22 and 6.3.3 for resumption of a nonconforming professional office use within the RA zone. No new construction. This property is located at Map 177, Lot 39 in a RA zone.

Scott Bean and Atty. Michael Donahue came forward. Atty. Donahue explained that a variance had been previously granted for a skincare facility. Vic Lessard stated that if the Board grants this variance, the Board will not hear Petition 08-06. The Board agreed. Atty. Donahue stated that this portion of the RA zone is a mixed use, some commercial, office, residential single family and multi-family residential. This property is in disrepair and historically has been used for a chiropractic office and a rental apartment. The use they are requesting is less intensive than the prior use. They would like to use the property as an insurance office. They are not seeking to

maintain the apartment. There will be no expansion of the property. One issue expressed by abutters is how parking would be on the property. Atty. Donahue stated they would remove a dog pen on the property to create more parking. The trees along common boundary line would remain. Atty. Donahue went through the criteria as presented in the petition. They are trying to return to the use Dr. LaBarre had of a professional office with less intensity. The property is in disrepair and is in the public interest to fix it up. This proposal will eliminate the head in parking on the right-of-way.

Questions from the Board

Bill O'Brien asked if they would be using the whole building. He asked how many employees there would be. Atty. Donahue stated there will be four full-time employees in addition to the three principles, not necessarily all at the same time. Bill O'Brien reiterated that nothing will be done to the property at 143 Winnacunnet.

Comments from the audience

Deborah Cullen came forward and stated they are agreeable to this petition.

Back to Board

Vic Lessard stated although they cannot count the parking spaces in front, they have no control over the parking on the shoulder in front. Vic Lessard polled the Board regarding the criteria. Jack Lessard motioned to grant the petition, Matt Shaw seconded.

Vote: 5-0

Petition: Granted

08-06 The petition of Three LG, LLC for property located at 151 Winnacunnet Road seeking an Appeal of Administrative Decision for resumption of a nonconforming professional office use within the RA zone. No new construction. This property is located at Map 177, Lot 39 in a RA zone.

Atty. Donahue requested that the Board allow them to withdraw the administrative appeal without prejudice. Matt Shaw motioned to allow, Bill O'Brien seconded.

Vote: 5-0

Motion Granted

Bill O'Brien motioned to accept minutes of December 15, 2005 as amended, seconded by Jack Lessard.

Vote: 5-0

Minutes accepted

Jack Lessard motioned to adjourn, Matt Shaw seconded.
Vote 5-0, Meeting adjourned at 9:05 p.m.