

**HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES
March 19, 2009**

Members Present

Tom Mcguirk, Chairman
Jack Lessard
Vic Lessard
Bryan Provencal
Ed St. Pierre

Others Present

Kevin Schultz
Joan Rice

Chairman McGuirk called the meeting to order at 7:10 p.m.

Chairman McGuirk introduced the members of the Board.

The Pledge of Allegiance was said.

PETITION SESSION

06-09 The petition of Robert Saltmarsh for property located at 1072 Ocean Boulevard seeking relief from Articles 1.3, 3.1 and 4.1.1 to replace a recently demolished 70 year old cottage with a new home that will eliminate setback encroachments so that the proposed home will meet all required setbacks and building and life safety codes but lack the lot area per dwelling unit requirement for the two dwellings on the lot. This property is located at Map 98, Lot 10 in a RA zone.

Attorney Peter Saari, Cassasa & Ryan, and Robert Saltmarsh came forward. Attorney Saari said there had been another house where the new house is to be built and this house had been torn down. It was then discovered that there was another building on the property. The first concern was that many properties at the beach have deed restrictions. That is not the case here. Attorney Saari said the new building will be more compliant and cause no harm to the public and the neighbors have no objections. Attorney Saari went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. St. Pierre asked if there were any other properties in the immediate area that have two separate houses. Attorney Saari said there were several in the area.

Mr. Vic Lessard asked about the building being town down. Mr. Saltmarsh said he had received permits to do this.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Mr. Saltmarsh said his grandparents built on this property. It has existed with two houses since 1936.

Moved by Mr. Vic Lessard, seconded by Mr. Provencal, to grant Petition 06-09.

Chairman McGuirk asked the members of the Board if they felt the five criteria had been met. The members agreed that they had.

VOTE: 5-0-0. Motion passed unanimously.

Chairman McGuirk said that officers will be elected at the next meeting on April 16th. If anyone would like to apply for an alternate position, they should submit a letter to the Board.

Adjournment

Moved by Mr. Provencal, seconded by Mr. Jack Lessard, that the meeting be adjourned.

VOTE: 5-0-0. Motion passed unanimously.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Joan Rice
Secretary