

**HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES
March 18, 2010**

Members Present

Bryan Provencal, Vice-Chairman
John Gebhart
Jack Lessard (Alternate)
Vic Lessard
Tom McGuirk

Others Present

Kevin Schultz, Building Inspector
Joan Rice, Secretary

Vice-Chairman Provencal called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Vice-Chairman Provencal introduced the members of the Board.

PETITION SESSION

02-10 The petition of John & Elizabeth Kruger, thru Dockham Builders LLC, for property located at 789 Ocean Boulevard seeking relief from Articles 1.3 and 4.5.1 to reframe existing front wall from top of foundation to support new double hung windows and split columns. This property is located at Map 211, Lot 6 in a RA zone.

Keith Dockham, representing John and Elizabeth Kruger, came forward. Mr. Dockham said the reframing of the existing front wall from the top of the foundation to support new double hung windows and split columns will enhance the appearance of the property and increase the value of the surrounding properties. Mr. Dockham went through the five criteria and said he felt they had been met.

Questions from the Board

There were no questions from the Board.

Comments from the Audience.

There were no comments from the Audience.

Back to the Board

Moved by Mr. Vic Lessard, seconded by Mr. Gebhart, to grant Petition 02-10.

Vice-Chairman Provencal asked the Board if they felt the five criteria had been met. The members agreed that they had.

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

03-10 The petition of Chester & JoAnne Parzick for property located at 16 Cliff Avenue seeking relief from Articles 1.3 and 4.5.2 for side setback relief to construct a second story over existing porch and add a garage. This property is located at Map 267, Lot 22 in a RA zone.

Chester Parzick and Attorney Steve Ells came forward. Attorney Ells presented the Board with letters from abutters in favor of granting the variances. Attorney Ells said this is a petition for a side setback relief for a second story and a single stall garage. This is similar to what others have done in the area. Attorney Ells went through the five criteria and said he felt they had been met.

Questions from the Board

There were no questions from the Board.

Comments from the Audience

There were no comments from the Audience.

Back to the Board.

Moved by Mr. Jack Lessard, seconded by Mr. McGuirk, to grant Petition 03-10.

Vice-Chairman Provencal asked the Board if they felt the five criteria had been met. The members agreed that they had.

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

04-10 The petition of Sustainable Ales, LLC for property located at 105 Towle Farm Road seeking relief from Articles 3.1 and 3.37 to allow a one bedroom accessory residential unit where residential housing is not allowed. This is to allow caretakers to live in the house on the property to provide security. This property is located at Map 122, Lot 1 in an I zone.

Tom Keene, attorney for Sustainable Ales, LLC, came forward. He said the proposed use of allowing a caretaker to live on the property in the current house to provide security will not alter or change the use of the property as it is intended to be developed as a brewery. Attorney Keene went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. Vic Lessard said he felt it was a good idea to have someone present to provide security.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Mr. Vic Lessard, seconded by Mr. Jack Lessard, to grant Petition 04-10.

Vice-Chairman Provencal asked the Board if they felt the five criteria had been met. The members agreed that they had.

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

05-10 The petition of David & Nancy Lang, thru Dave Gleason, for property located at 732 Exeter Road seeking relief from Articles 3.3 and 4.5.2 to permit an in-law apartment in a single family home and setback requirement to allow 8' instead of 20' for the addition to the house. This property is located at Map 6, Lot 35 in a RAA zone.

Architect David Gleason representing David and Nancy Lang came forward. He said the addition to the home will allow for a caretaker for a member of the family and will therefore remain a single-family home. The design will be in keeping with other homes in the area. Mr. Gleason went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. McGuirk asked if there would be a shared door. Mr. Gleason said there would be.

Mr. McGuirk said if there is no separation between the units there is nothing stopping anyone from having two kitchens.

Mr. Vic Lessard asked if when this property changes hands it will remain a single-family home. Mr. Gleason replied that it would. Mr. McGuirk said the door is an important component. If the units are free flowing it would be okay.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Mr. Vic Lessard, seconded by Mr. Gebhart, to grant Petition 05-10.

Vice-Chairman Provencal asked the Board if they felt the five criteria had been met. The members agreed that they had.

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

06-10 The petition of Leroy & Mary Baines for property located at 3 Seventh Street seeking relief from Articles 1.3 as to 4.5.1 and 4.5.2 to add second story to existing single family dwelling, re-do front stairs, close in existing porch, fill in front and one back corner and widen front stairs which will hold to all existing setbacks (where the front setback is not met and where the building foundation meets the side setback

but the eaves do not) and meet the height requirements. This property is located at Map 310, Lot 10 in a RA zone.

Attorney Peter Saari, Casassa & Ryan, and Tricia Arndt, daughter of the petitioners, came forward. Attorney Saari said this home has been in the family for years and has been improved over the years. The proposed building would be in keeping with its surroundings and smaller than most of the new construction in the area. Attorney Saari went through the five criteria and said he felt they had been met.

Questions from the Board

There were no questions from the Board.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Mr. McGuirk, seconded by Mr. Jack Lessard, to grant Petition 06-10.

Vice-Chairman Provencal asked the Board if they felt the five criteria had been met. The members agreed that they had.

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

BUSINESS SESSION

Approval of Minutes

Moved by Mr. Vic Lessard, seconded by Mr. Jack Lessard, to approve the Minutes of January 21, 2010.

VOTE: 4-0-1 (McGuirk). Motion passed.

Hampton Zoning Board of Adjustment
March 18, 2010
Page 6

Adjournment

There being no further business to come before the meeting, Mr. Jack Lessard **moved**, seconded by Mr. Gebhart, that the meeting be adjourned. The motion passed by unanimous vote.

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Joan Rice
Secretary