

**HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES
December 22, 2011**

Members Present

Bill O'Brien, Chairman
Vic Lessard
Tom McGuirk
Bryan Provencal
Ed St. Pierre

Others Present

Joan Rice, Secretary

Chairman O'Brien called the meeting to order at 7:00 p.m.

Chairman O'Brien introduced the members of the Board.

The Pledge of Allegiance was said.

BUSINESS SESSION

Chairman O'Brien said no petitions would be heard at this meeting. This will be a Business Session addressing the Minutes of October 20, 2011; the Minutes of November 17, 2011; an adjustment to the previously approved 6 Meadow Pond Road variance; and a consideration of a rehearing for 15 Mace Road.

Adoption of Minutes

Moved by Mr. St. Pierre and seconded by Mr. McGuirk, to approve the Minutes of October 20, 2011 as amended.

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

Moved by Mr. Provencal and seconded by Mr. McGuirk to approve the Minutes of November 17, 2011.

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

6 Meadow Pond Road

Chairman O'Brien said there was a request to make an adjustment to the front of the house. The owners would like to put a front deck on the third level which was not in their original variance request. They are staying within their granted setback and height limits. The Board members discussed a concern expressed by one neighbor about the height of the house at the original meeting.

Moved by Mr. Lessard and seconded by Mr. McGuirk, to accept the amended drawing as an adjustment to the original variance granted on 6 Meadow Pond Road and grant permission to add a front deck on the third level.

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

Motion for Rehearing – 15 Mace Road

Chairman O'Brien said he had received a letter from the attorney saying the Board had been unlawful and unreasonable in denying this petition. Chairman O'Brien said he disagreed. The attorney stated there was a similar property around the corner that the Board had approved. Chairman O'Brien said he felt there were different conditions between the two lots. This is an "L" shape or pork chop lot configuration, will not use a common driveway, and does not specify where the house will be located. Chairman O'Brien said he felt there was adequate rationale dialogue and discussion for the position taken by the Board members during the review of the petition; however, the Board members who did not agree that some of the variance criteria had been met need to elaborate on their reasons during the polling of the Board members. Chairman O'Brien said he would suggest a rehearing.

Moved by Mr. Lessard and seconded by Mr. McGuirk, to have a rehearing on Petition 34-11, 15 Mace Road at the February 16, 2012 meeting at which time it will be first on the Agenda.

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

Adjournment

Moved by Mr. Lessard and seconded by Mr. McGuirk, to adjourn the meeting at 7:21 p.m.

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

Chairman O'Brien wished everyone a Merry Christmas and Happy New Year on behalf of the Board.

Respectfully submitted,

Joan Rice
Secretary