

HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES - Amended
April 21, 2016

Members Present

Bryan Provencal, Chairman
Bill O'Brien, Vice Chairman
Tom McGuirk
Ed St. Pierre
Ken Lessard, Alternate

Others Present

Joan Rice, Secretary

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

The Pledge of Allegiance was said.

Chairman Provencal introduced the members of the Board.

PETITION SESSION

Moved by Mr. O'Brien, seconded by Mr. McGuirk, to continue Petitions 05-16 and 06-16 relative to property at 597 Lafayette Road.

Vote: 5 yes, 0 no. Motion passed unanimously.

07-16...The petition of John & Julia Brouillette for property located at 38 Ocean Blvd. seeking relief from Article 1.3, 4.5.1, 4.5.2 to replace front porch, (front and side setback). This property is located on Map 296, Lot 12 and in the BS Zone.

John Brouillette, Petitioner, came forward. Mr. Brouillette said he had remodeled his home and wants to extend the front porch in the same shape as the house. He wants to make the porch a little bigger and straight with the house. This will look aesthetically correct and add curb appeal. Mr. Brouillette went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. O'Brien asked if there was a deed restriction on the property. Mr. McGuirk said the Brouillettes just bought the property so there is no deed restriction. Mr. O'Brien asked if the porch would be enclosed. Mr. Brouillette replied that it would not.

Mr. O'Brien said 55 inches are needed and only 50 inches had been requested.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Mr. Lessard, seconded by Mr. St. Pierre, to grant Petition 07-16 with the addition of one foot to the front steps.

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

Vote: 5 yes, 0 no. Motion passed unanimously.

08-16...The petition of Holly L. Bauer for property located at 8 Witch Island Way #A-B seeking relief from Article 8.2.1 and 8.2.3 to demolish an existing 2-family home and replace it with a smaller single-family home more in compliance with the ordinance. This property is located on Map 183, Lot 1-H and in the RB Zone.

Holly Bauer, Petitioner, and Attorney Peter Saari, Casassa & Ryan, came forward. Attorney Saari said the applicant wishes to demolish an existing two-family home and replace it with a smaller single-family home more in compliance with the ordinance. This will be more in keeping with the single family character of the neighborhood. It will require less parking, would decrease the amount of impervious surface, decrease the building footprint and increase the separation of the building from the marsh. Attorney Saari went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. St. Pierre asked if they had met with the Conservation Commission. Attorney Saari said they had not.

Mr. O'Brien asked why the building could not be pulled forward out of the buffer. Ms. Bauer said it could not because the neighbor's front door is on the side and it would interfere with the neighbor's front door. Mr. O'Brien said he wished the applicant had gone before the Conservation Commission before coming to the Zoning Board. Mr. Lessard agreed.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Chairman Provencal suggested that this be brought back to the Board after meeting with the Conservation Commission.

Moved by Mr. O'Brien, seconded by Mr. Lessard, to continue Petition 08-16 to an appropriate time after receiving input from the Conservation Commission.

Vote: 5 yes, 0 no. Motion passed unanimously.

09-16...The petition of Robert F. Jones for property located at 470 Winnacunnet Rd. Unit 4 seeking relief from Article 1.3, 4.5.2, 8.2.3 and 8.2.6 to put in bulkhead stairs and metal covering on back of residence, similar to others. This property is located on Map 222, Lot 59 and in the RB Zone.

Dee Backhaus, Owner, came forward. Ms. Backhaus said she would like to put in bulkhead stairs and a metal covering on the back of her residence. This would be similar to others in the neighborhood. Ms. Backhaus went through the five criteria and said she felt they had been met.

Questions from the Board

Mr. St. Pierre asked if the cellar was living or storage space. Ms. Backhaus said it was mostly storage. Mr. St. Pierre asked if this would be a second exit. Ms. Backhaus said that it would.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Mr. Lessard, seconded by Mr. McGuirk, to grant Petition 09-16.

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

Vote: 5 yes, 0 no. Motion passed unanimously.

BUSINESS SESSION

Chairman Provencal said the approval of the Minutes of March 17, 2016 and the Election of Officers will be postponed until next month's meeting.

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Adjournment

Moved by Mr. O'Brien, seconded by Mr. St. Pierre, to adjourn the meeting at 7:36 p.m.

Vote: 5 yes, 0 no. Motion passed unanimously.

Respectfully submitted,

Joan Rice
Secretary