

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

January 08, 2021

Hybrid Meeting  
Thursday January 21, 2021  
7:00 PM

To Whom It May Concern:

The Zoning Board Chairman Bryan Provencal, has determined that, due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic, and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, in order to properly ensure the safety of the public and that of several of the Board members who are within the CDC guidelines needing to take special precautions, this body is authorized to meet electronically. Please note there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, Chairman Provencal is confirming that the Zoning Board are: Utilizing a teleconference service for this electronic Meeting. The Public may join the teleconference by calling **1-857-444-0744** and using the code **156034**. If anyone has a problem, please call **603-929-5805**.

Attending to be heard:

- 67-20 The continued petition of Kim Minasalli & Jason W. Leboeof for property located at 12 Epping Avenue seeking relief from Article(s) 1.3; 4.5.2; 6.3.1; 8.2.1; 8.2.2; 8.2.3; 8.2.4; 8.2.5; 8.2.6 to demolish the structure that is closest to Epping Avenue and intends on replacing it with a more conforming structure. This property is located on Map 299, Lot 17 and in the RB Zone.
  
- 49-20 The continued petition of Robert E. & Madelyn S. Gearheart, Trustees of the Gearheart Revocable Living Trust for property located at 8 Cutler Avenue seeking relief from Article(s) 1.3 and 4.5.2 to renovate and modernize the existing home which is now well over a hundred years old, as well as removing the existing nonconforming rear building to make room for an attached garage for direct access to the house and to supplement the two outside parking spaces. This property is located on Map 275, Lot 21 and in the RCS Zone.
  
- 63-20 The continued petition of Meaghan McAteer & Jonathan Benoit for property located at 87 Leavitt Road seeking relief from Article(s) IV to add an addition that includes a two-car garage, two bedrooms, bathroom, laundry and utility room. This property is located on Map 206, Lot 1 and in the RA Zone.

- 68-20 The continued petition of Saviet Living Trust, Mark & Patricia Saviet, Trustees for property located at 42 Kings Highway seeking relief from Article(s) IV Sec. 4.5.2 & 4.5.3 (side and rear yard requirements) to raze the existing two dwellings and construct a new flood compliant single-family home incorporating a garage underneath. This property is on Map 223, Lot 48 and in the RB Zone.
- 01-21 The petition of Edmund B. Kelty, II, Rosa F. Kelty and John P. Kelty II for property located at 11 Redman Street seeking relief from Article(s) 4.5.1, 4.5.2 and 4.5.3 to replace the existing one-bedroom 576 sq. ft. camp with a more livable two-bedroom home, both of which buildings are non-conforming as to setbacks but the proposed building will be brought into compliance with the sealed surface requirement. This property is located on Map 210, Lot 47-2 and in the RB Zone.
- 02-21 The petition of Christina & Ross Eberhart for property located at 80 Kings Highway seeking relief from Article(s) 4.5.1 and 4.5.2 to add 30 x 32 second level addition to include 3 bedrooms and 1 bathroom and small living room with access to deck. This property is located on Map 196, Lot 23 and in the RB Zone.
- 03-21 The petition of Joseph M. Jones for property located at 8 Lamprey Terrace seeking relief from Article(s) 1.3, 4.5.2, 4.8a to construct a 24' x 24' garage attached to his house and install a new pervious paver driveway. This property is located on Map178, Lot 41 and in the RA Zone.
- 04-21 The petition of Stephen & Maura Howe for property located at 5 Trafford Road seeking relief from Article(s) 1.3 - expansion of non-conforming use; 4.8a / Section 2.5.4 B – Aquifer Protection 25% maximum impervious coverage to convert existing carport to 2-car garage, and add a bulkhead. This property is located on Map 193, Lot 78 and in the RA Zone.
- 05-21 The petition of Gerald & Cheryl LeBlanc for property located at 4 Brown Avenue seeking relief from Article(s) C to build an 8 x 10 wood shed, pitched roof 9 ft. high. This property is located on Map 274, Lot 39-2 and in the RCS Zone

### **BUSINESS SESSION**

1. Jay Diener (representing the Seabrook-Hampton Estuary Alliance) to discuss the recommendations of the Coastal Hazards Adaptation Team for Hampton to consider dealing with sea level rise and increasing tidal and storm-surge flooding.
2. Approve Minutes for 17 December 2020

***Petitions not called and in progress by 10:00 PM may be postponed to a later date.***

Hampton Zoning Board of Adjustment  
Bryan Provencal, Chairman