

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

July 6, 2020

Teleconference Meeting
Thursday July 16, 2020
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 toll free **1-857-444-0744** and using the code **156034**. If anyone has a problem, please call **603-929-5805**.

Attending to be heard:

- 18-20 The continued petition of Craig S & Amanda L Field for property located at 37 Ann's Lane seeking relief from Article(s) Article IV Table II Section 4.2 and footnote 22 and 4.3 to subdivide the 1.26-acre parcel into two lots. The existing structures are all located in the north western portion of the lot and the intent is to maintain 125' of frontage for the front parcel ("Parcel A"). The second parcel ("Parcel B") will be situated on the back portion (southern) of the current lot with a driveway extending down the eastern portion of the lot with 28.46' of frontage. This subdivision plan precludes the proposed new lots from meeting of the zoning requirements. This property is located on Map 127, Lot 20 and in the RA Zone.
- 24-20 The continued petition of Dockham Builders for property located on 5 Harris Avenue seeking relief from 4.5.2 (side setback) to construct a 24' x 26' (624 SF) one-story rear addition to an existing home located at 5 Harris Avenue. The proposed addition would setback 5' (+/-) from the side property line, consistent with the alignment of the existing building. This property is located on Map 295, Lot 14 and in the RB Zone.
- 25-20 The continued petition of Tyler Olbres, Trustee of Yankee Faust Trust for property located at Lafayette and Drakeside Road seeking relief from Article(s) 2.G1.2/minimum frontage and 2.8.F/allowed uses to construct 3 single-family dwellings. This property is on Map 189, Lot 14 and in the TC-S Zone.
- 26-20 The continued petition of Paul M & Julie C Hurrie for property located at 36 Beach Plum Way seeking relief from Article(s) 1.3 & 4.5.2 to renovate the existing home. This proposed renovation is going to require relief because the edge of the proposed roof line is going to minimally further encroach into the side setbacks. The footprint of the home itself, is not changing. The property is located on Map 134, Lot 58 and in the RA Zone.

- 13-20 The continued petition of J. Hunter Properties, LLC for property located at 467 Ocean Blvd. seeking relief from Article(s) 4.5.2 to demolish the current structure and replace it with a brand-new structure. This new structure is proposed to be constructed using the existing setbacks that currently exist on the property, where 4 feet is required for a side setback, we are requesting 1.3'. This property is located on Map 266, Lot 32 and in the BS Zone.
- 27-20 The continued petition of Three Fourteenth Street Realty Trust for property located at 3 Fourteenth Street seeking relief from Article(s) 1.3, 4.5.2 to construct an addition to the rear of their home as well as a deck extending off the addition. The proposed stairs and landing will encroach slightly into the side setback on the Western boundary of the property, but the remainder of the addition will be within all setbacks. This property is located on Map 183, Lot 33 and in the RA Zone.
- 29-20 The petition of John R & Sheila C Woelfel for property located at 23 Thornton Street seeking relief from Article(s) I Section 1.3 & Article IV Section 4.5.2 to raze the existing 1-story house and replace with a 2-story house. The footprint remains the same except on Northwest side where it expands by 2'. This property is located on Map 303, Lot 13 and in the RA Zone.
- 30-20 The Equitable Waiver of Dimensional Requirement of Robert Higgins for property located at 27 Leavitt Road seeking Equitable Waiver for ADU foundation constructed after Planning Board approval. ADU will result in impervious coverage exceeding 25 percent. This property is located on Map 178, Lot 70 and in the RA Zone.
- 31-20 The Special Exception of Aquarion Water Company of New Hampshire for property located on Bonnie Lane for the construction of a new water treatment plant for the treatment of water from two active Aquarion Water Company (AWC) wells, Well 7 and Well 22. Water from Well 22 and Well 7 will combine within the treatment plant and following treatment, the plant will discharge potable water to the Hampton distribution system. Site work for the building will include installation of a concrete containment pad and tight tank for secondary containment of chemical deliveries, water mains connecting existing site piping to the water treatment plant, an exterior backup generator for power loss, and stormwater infiltration structures. This property is located on Map 165, Lot 0010 and in the RA Zone.
- 32-20 The petition of Seventy-Six North Shore Road, LLC for property located at 76 North Shore Road seeking relief from Article(s) 1.3 and 3.8 to take what was once an approved addition on a fifth unit and convert it into its own separate and distinct sixth unit. There will be no external change to the building and there will be adequate parking on site. This property is located on Map 132, Lot 21 and in the RA Zone.
- 33-20 The petition of Richard R & Jane B St. Jean Revocable Trust for property located at 3 Seaview Avenue seeking relief from Article(s) 2.3.7 C.1 to convey a small strip of land as depicted on the plan and labeled "Parcel A" to the abutting property owners (7 Seaview Avenue) in order to move forward with a lot line adjustment. This proposed lot line adjustment requires the requested relief. This property is located on Map 133, Lot 89 and in the RB Zone.
- 34-20 The petition of 137 Winnacunnet Road, LLC for property located at 137 Winnacunnet Road seeking relief from Article(s) 8.2.2, 8.2.3, 8.2.4, 8.2.6 to reconfigure the parking in preparation of filing a change of use application with the Planning Board in order to convert this structure into a three unit multi-family dwelling. This property is located on Map 176, Lot 23 and in the POR Zone.

35-20 The petition of 142 Ashworth Avenue, LLC for property located at 7 Johnson Avenue seeking relief from Article(s) 4.1, 4.1.1, 4.5.2, 4.5.3, 4.5 f n (12) to construct a new home on piles where a home that was torn down previously existed. A new house will be constructed on these piles allowing for adequate legal parking underneath. This new home will meet the setback requirements set forth in the Zoning Ordinance for the BS Zone. This property is located on Map 293, Lot 47 and in the RB Zone.

BUSINESS SESSION

1. Approve Minutes for:
 - 20 February
 - 27 February
 - 19 March
 - 27 May
 - 18 June

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