

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

September 3, 2021

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, September 16, 2021** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

- 47-21 The continued petition of Al Fleury for property located at 10 Riverview Terrace seeking relief from Article(s) 3.25B Restaurants, which are otherwise not permitted in the RB Zone to place a dumpster enclosure in the RB Zone at the edge of the existing parking lot which serves as parking for the restaurant known as Wally's Pub. The placement of this dumpster is currently prohibited as no commercial use should extend into the residential zone. The dumpster is viewed by the Town Planner as a commercial use. This property is located on Map 293, Lot 71 and in the RB Zone.
- 48-21 The continued petition of Al Fleury for properties located at 144 Ashworth Avenue and 6 Riverview Terrace seeking relief from Article(s) 4.5.2, 4.5.3 which defines a required 4' side and rear setback from the property line for an expansion proposed for Map 293, Lots 66 & 41 73. This includes the addition of a dining pavilion which will allow open air dining behind the existing restaurant known as Wally's Pub. The new design proposes an accessory walkway, which will also serve as an accessible route, along the southerly face of the building. This walkway is proposed to be pervious pavers with a slope, and railings guarding the leading edge to prevent a hazard from falling. Additionally, a set of stairs has been placed at the rear of the lot. These stairs are not directly connected to the building, nor is the aforementioned walkway. These properties are located on Map 293, Lots 66 & 73 and in the BS Zone.
- 50-21 The petition of Oceanfront Gaming Inc. for property located at 81 Ocean Boulevard seeking relief from Article(s) 3.4.5 to dedicate a part of the first floor of the existing building for games of chance with refreshments available for the patrons. This property is located on Map 293, Lot 22-1 & 2 and is in the BS Zone.
- 51-21 The petition of Richard & Lois Carroll for property located at 16 Fairfield Drive seeking relief from Article(s) 4.5.2 (side), 4.8A and 1.3 to build a 12 x 20 one-car garage over existing driveway. This property is located on Map 108, Map 29 and in the RA Zone (Aquifer Protection District).
- 52-21 The petition of Stephen & Patricia Reichle for property located at 15 Battcock Avenue seeking relief from Article(s) 4.5.1 (front setback) and 4.5.2 (side setback). The existing single story structure, and it's foundation will be demolished and a new foundation installed. A new two-story structure will be constructed on the new foundation. The new foundation will be larger

than the demolished foundation as it will have an 8.1' x 4.8' section added to footprint of the demolished foundation on the northwest corner, and the screened porch at the rear of the house will extend 1.0' towards the back property line. This property is located on Map 281, Lot 58 and in the RB Zone.

53-21 The petition of Bradley L. & Pamela Warren for property located at 787 Ocean Boulevard seeking relief from Article(s) 4.5.1 (front setback) and 4.5.2 (side setback) to remake the existing second floor deck by extending it 4.0 feet to off-set the usable space that will be lost from having to replace storm induced leaking inward-swinging doors with new, more water-tight outward swinging doors. This property is located on Map 211, Lot 7/1 and in the RA Zone.

54-21 The petition of John Magro / Terry Daidone for property located at 17 L Street seeking relief from Article(s) Article VI parking, 6.3.9 to dedicate parking for 3 residential units off site within 1 block of residences which are located at 19 L Street. This property is located on Map 293, Lot 55 and in the BS Zone.

### **III: BUSINESS SESSION**

1. Approval of Minutes for August 19, 2021

### **IV. ADJORNMENT**

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

Hampton Zoning Board of Adjustment  
William O'Brien, Chairman