

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

April 2, 2021

Hybrid Meeting by Teleconference  
Thursday April 15, 2021  
7:00 PM

**I. CALL TO ORDER**

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**.

**II. ELECTION OF OFFICERS**

**III. ATTENDING TO BE HEARD:**

- 06-21 The continued 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) 1.3; 4.5.1; 4.5.2 and 4.5.3 for reconfiguration of an existing one-family into a more livable home. The condominium has been approved and recorded by the Town. The request is to replace the existing one-bedroom 576 sq. ft. camp in LCA 2 with a more livable 2-bedroom home with better parking and setbacks, and in compliance with the sealed surface requirement. This property is on Map 210, Lot 47-2 and in the RB Zone.
- 16-21 The continued petition of Maura Pare Family Trust Agreement c/o Maura G. Pare & Christine Pelkey for property located at 1 Dumas Avenue seeking relief from Article(s) 1.3; 4.5.1; 4.5.2; 4.5.3 to demolish the existing home and replace it with a new home. This property is on Map 256, Lot 1 and in the RA Zone.

- 20-21 The petition of Kathleen Sacco for property located at 20 Bradstreet Road seeking relief from Article(s) 4.8a to place shed in backyard 6' X 8' rear middle of property on top of hill. This property is located on Map 193, Lot 36 and in the RA Zone.
- 21-21 The petition of Stephen & Patricia Reichle for property located at 15 Battcock Avenue seeking relief from Article(s) 4.5.1 (front setback) requesting 9.0 feet where 20 feet is required, and 4.5.2 (side setback) requesting 8.4 feet on South side where 10 feet is required. The existing structure will be lifted to a height where the existing foundation can be demolished and a new foundation installed. A new first floor will be constructed on the new foundation and the existing structure that was lifted will become the second floor of the house once it is lowered onto the new structure. The existing foundation will be extended by adding an 8.1' x 4.8' section on the northwest corner, and the porch at the rear of the house will be extended 1.0' towards the back property line. This property is located on Map 281, Lot 58 and in the RB Zone.
- 22-21 The petition of Eugene P & Gabrielle E Borden for property located at 12 Thayer Road seeking relief from Article(s) IV, Table II, 4.1 and 4.1.1 for lot line adjustment is proposed to cure an existing encroachment. Applicant Borden seeks to convey a small area of land to Haraden. This property is located on Map107, Lot 15 and in the RA Zone.
- 23-21 The petition of John Anthony Simmons Revocable Living Trust; John Anthony & Amy Simmons Trustees for property located at 886 Lafayette Road seeking relief from Articles(s) 2.3.2.A.8; 2.3.4.B; 3.37; 4.5.2; 1.3 and 6.3.3 to demolish existing structure and construct a new office and attached dwelling unit. Applicant is also seeking to add a parking area in the rear of the lot. This property is located on Map 71, Lot 3 and in the B Zone.
- 24-21 The petition of Steven Seuss for property located at 14 O Street seeking relief from Article(s) 1.3; 4.5; 4.5.2; 4.5.1 to raise building, add concrete footings and wall. Add knee wall to top of concrete wall to add full 1<sup>st</sup> floor. No increase to footprint of original structure. This property is located on Map 293, Lot 151 and in the BS Zone.
- 25-21 The petition of MAM Realty Investors I, LLC for property located at 449 Ocean Boulevard seeking relief from Article(s) 1.3; 4.1.1; 6.3.1; 6.3.10; 6.4.2; 8.2.5 to convert the existing "Sea Spiral Suites" Hotel into thirty-seven (37) condominiums. There will be an assortment of studio and one-bedroom units. The existing hotel had 49 units, so this will be a 12-unit reduction. This property is located on Map 266, Lot 29 and in the BS Zone.
- 26-21 The petition of RJS Consulting, LLC for property located at 465/467/469 Ocean Boulevard seeking relief from Article(s) 2.3.7.C.1; 2.3.7.C.2; 4.1.1; 4.4; 8.2.5 to demolish the structure on 467 Ocean Boulevard, merge 465 and 467 Ocean Boulevard and construct an eight-unit residential building. The access way that exists between 467 and 469 Ocean Boulevard will be abandoned at the completion of the proposed project and a new access will be established for 469 Ocean Boulevard. This property is on Map 266, Lot 31, 32, 33 and in the BS Zone.
- 27-21 The petition of Robert F Preston / Charlie Preston for property located at 65 Ocean Boulevard seeking relief from Article(s) 11.5; 11.5.a to allow food truck with all state and town requirements. This property is located on Map 293, Lot 104 and in the BS Zone.

#### **IV: BUSINESS SESSION**

1. Approve Minutes for 18 March 2021

#### **V. ADJORNMENT**

*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