

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

August 9, 2021

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, August 19, 2021** at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

I. CALL TO ORDER

II. ATTENDING TO BE HEARD

- 32-31 The continued petition of Scott Logan for property located at 816 Lafayette Road seeking relief from Article(s) 4.8b to add a 12' x 26' deck on front right side of building for outdoor seating. This property is located on Map 90, Lot 26 and in the B Zone.
- 34-21 The continued petition of Mary & Tim Murphy for property located at 13 Tuck Road seeking relief from Article(s) 4.8a for construction of a 6' wide; by 32' long farmer's porch, open on 3 sides, with a porch floor of PVC decking. This property is located on Map 109, Lot 29 and in the RA Zone.
- 40-21 The continued petition of Carter Plimpton for property located at 16 Mace Road seeking relief from Article(s) 4.8a to build a deck on the side of the house to gain access to pool. This property is located on Map 128, Lot 40 and in the RA Zone.
- 41-21 The continued petition of John & Victoria Wijeyesinghe for property located at 37 Naves Road, seeking relief from Article(s) 4.8a (maximum impervious coverage 25%) to construct a 16 x 24 deck on back side of house. This property is located on Map 147, Lot 16 and in the RA Zone and Aquifer Protection District.
- 43-21 The continued petition of Craig S & Amanda L Field for property located at 37 Ann's Lane seeking relief from Article(s) IV Table II Section 4.2 and Section 4.2 footnote 22 and 4.3 to subdivide the property into 2 lots which requires certain variance relief relative to frontage and lot width/shape. This property is located on Map 127, Lot 20 and in the RA Zone.
- 38-21 The continued petition of Matthew D & Debra A Sullivan for property located at 3 Ancient Highway seeking relief from Article(s) 4.5.2 for stairs and 8' x 10' landing. This property is located on Map 152, Lot 3 and in the RA Zone.
- 44-21 The petition of Michael Gallahue for property located at 25 Harris Avenue seeking relief from Article(s) Section 1.3 and 4.5.2 to raise roof line to 32 feet with partial flat roof with two full dormers on either side. This property is located on Map 295, Lot 54 and in the RB Zone.
- 45-21 The petition of Michael S & Constance B Lynch Revocable Trust of 1990 for property located at 7 Concord Avenue, Unit B (16 River Avenue) seeking relief from Article(s) 1.3, 4.5.1, 4.5.2, 4.5.3, 4.1 to demolish seasonal dwelling Unit B and build 3-story year-round single-family dwelling unit on same footprint. Foundation with crawl space and flood vents. Increase front porch depth to 7' and reclaim interior space by using the side and back porches. This property is located on Map 296, Lot 92B and in the RB Zone.

- 46-21 The petition of Michael J & Francine J Carroll for property located at 12 Concord Avenue seeking relief from Article(s) 6.3.1; 4.5.1. The Applicant currently has two residential dwelling units on the premises and is seeking to demolish the existing front unit and build a new home. The rear dwelling unit will remain unchanged. This property is located on Map 296, Lot 115 and in the RB Zone.
- 47-21 The 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 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.
- 49-21 The petition of Gregg Lemerise / Bernard Lemerise for property located at 558 Exeter Road seeking relief from Article(s) 3-A.5(a) & 3-A.5(c), 3-A.5 site location and size 5-C to allow a detached A.D.U. This unit will be within an existing garage. Garage to have 24' x 28' addition built on to it. There will be one-bedroom on second floor. This property is located on Map 35, Lot 6 and in the RAA Zone.

III: BUSINESS SESSION

1. Stephen and Patricia Reichle - to discuss the relief granted for Petition #21-21 granted 4/15/21 for property located at 15 Battcock Avenue.
2. Approval of Minutes for July 15, 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