

HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES – *Draft*
April 20, 2017

Members Present

Bryan Provencal, Chairman
Bill O'Brien, Vice Chairman
Norma Collins, Clerk
Tom McGuirk
Ed St. Pierre

Chairman Provencal called the meeting to order at 7:01 p.m.

The Pledge of Allegiance was said.

Chairman Provencal introduced the members of the Board.

Election of Officers

Chairman Provencal asked for nominations for Chairman of the Hampton Zoning Board of Adjustment for the coming year.

Moved by Mr. St. Pierre, seconded by Ms. Collins, to appoint Bill O'Brien as Chairman of the Hampton Zoning Board of Adjustment for the coming year.

Vote: 4 yes, 0 no, 1 abstention (O'Brien). Motion passed.

Mr. O'Brien then stepped up as Chairman.

Chairman O'Brien asked for nominations for Vice Chairman of the Hampton Zoning Board of Adjustment for the coming year.

Moved by Chairman O'Brien, seconded by Ms. Collins, to appoint Bryan Provencal as Vice Chairman of the Hampton Zoning Board of Adjustment for the coming year.

Vote: 4 yes, 0 no, 1 abstention (Provencal). Motion passed.

Chairman O'Brien asked for nominations for Clerk of the Hampton Zoning Board of Adjustment for the coming year.

Moved by Mr. St. Pierre, seconded by Mr. Provencal, to appoint Norma Collins as the Clerk of the Hampton Zoning Board of Adjustment for the coming year.

Vote: 4 yes, 0 no, 1 abstention (Collins). Motion passed.

PETITION SESSION

02-17...The continued petition of Clara N. Arnold, Trustee of CNA Realty Trust for property located at 36 Huckleberry Lane seeking relief from Article II, Sec. 2.3.4 B, Sec. 2.37 (C) 1 and 4 to subdivide the existing lot into two lots and construct a single-family home on the to-be-created lot (Lot #2). This property is located on Map 115, Lot 34 and in the RA Zone.

Attorney Stephen Ells, Henry Boyd of Millennial Engineering and Mark West of West Environmental came forward.

Attorney Ells said this property contains 1.31 acres and has a single-family home which was built about 30 years ago. The applicant wants to divide the property into two parcels and construct another single-family home. Because of a finger of wetlands it is necessary to deal with a 62 foot buffer. Relief is needed. The Conservation Commission has reviewed and met with Mr. West and has decided to oppose the application. Their basis is that the new home would have a too small backyard. The Conservation Commission also expressed concern that this Board would be creating a dangerous precedent in granting this application. Attorney Ells said he trusted the Board to look at this on its own merits.

Mr. Boyd said he felt that this particular finger of wetlands is not natural. It is man-made. Ms. Arnold's hardship is that she would not be able to use this land if the petition is not granted.

At this time (7:22 p.m.) Ms. Collins left the meeting.

Chairman O'Brien asked Attorney Ells if he wished to continue with only four members on the Board. Attorney Ells conferred with his client and said they would like to continue until next month when there is a full Board.

Chairman O'Brien asked that the "surge" mentioned in the letter from the DPW be addressed at that time.

Moved by Mr. Provencal, seconded by Mr. St. Pierre, to continue Petition 02-17, 36 Huckleberry Lane to next month's meeting at which time it will be first on the Agenda.

Vote: 4 yes, 0 no. Motion passed unanimously.

BUSINESS SESSION

Adoption of Minutes

Moved by Mr. Provencal , seconded by Mr. McGuirk, to approve the Minutes of January 19, 2017 as amended.

Vote: 4 yes, 0 no. Motion passed unanimously.

Moved by Mr. Provencal , seconded by Mr. McGuirk, to approve the Minutes of March 16, 2017 as amended.

Vote: 3 yes, 0 no, 1 abstention (O'Brien). Motion passed.

Adjournment

Moved by Mr. St. Pierre, seconded by Mr. Provencal, to adjourn the meeting at 7:36 p.m.

Respectfully submitted,

Joan Rice
Secretary