

**HAMPTON ZONING BOARD OF ADJUSTMENT**  
**MINUTES – Draft**  
**August 17, 2017**

**Members Present**

Bill O'Brien, Chairman  
Bryan Provencal  
Ed St. Pierre, Acting Clerk

Chairman O'Brien called the meeting to order at 7:38 p.m.

The Pledge of Allegiance was said.

Chairman O'Brien asked for a Moment of Silence for Sandy Buck and Arthur Moody, two well-known Hampton residents who passed away this week.

Chairman O'Brien introduced the members of the Board.

Chairman O'Brien said there were only three members of the Board present at this meeting. Any applicants who wished to come before a full Board would be allowed to continue to the September meeting.

**PETITION SESSION**

**25-17**...The petition of Bruce R. & Judith M. Herbert for property located at 2 Spruce Street seeking relief from Article 1.3 and IV, Sec. 4.5.1 to reinforce deck, add sunroom and modify roof design. This property is located on Map 222, Lot 41 and in the RB Zone.

Bruce and Judith Herbert, Applicants, came forward. Mr. Herbert said they want to put a sunroom on the deck and change the roof design to a gable in front for better runoff. Mrs. Herbert went through the five criteria and said she felt they had been met.

*Questions from the Board*

Mr. St. Pierre asked if there would be heat in the sunroom. Mr. Herbert said it would be 3-season room with no heat.

*Comments from the Audience*

There were no comments from the Audience.

*Back to the Board*

Chairman O'Brien asked if the footprint of the deck would be changed. Mr. Herbert said it would not be changed.

**Moved** by Mr. Provencal, seconded by Mr. St. Pierre, to grant Petition 25-17.

Chairman O'Brien asked the Board if they felt the five criteria had been met. All members agreed that they had.

**Vote:** 3 yes, 0 no. Motion passed unanimously.

**26-17...**The petition of Albert & Linda Seranton, Constance Jangel & Wendy Jangel, Trustees of the Jangel Revocable Trust for property located at 21 Riverview Terrace seeking relief from Article 6.3.10 to convert the two buildings on the site to condominium form of ownership and at the same time combine the lot with adjacent Lots 32 and 33 shown on the Tax Map. This property is located on Map 292, Lot 34 and in the RB Zone.

Attorney Peter Saari, Casassa & Ryan, asked that this petition be continued at the September meeting.

**Moved** by Mr. St. Pierre, seconded by Mr. Provencal, to continue Petition 26-17 at the September meeting at which time it will be first on the Agenda.

**Vote:** 3 yes, 0 no. Motion passed unanimously.

**27-17...**The petition of Neelima Ravi for property located at 421 Lafayette Rd. seeking relief from Article 2.8 (G.1.3) and 6.3.3 to allow the construction of a building for the applicant's dental practice where a small portion of the building would be within the front setback. This property is located on Map 160, Lot 24 and in the TC-H Zone.

Neelima Ravi, Applicant, Attorney Peter Saari, Joe Coronati of Jones & Beach, and Adam Wagner, Market Square Architects, came forward.

Attorney Saari discussed the building. He said the face of the building is at the setback line. Chairman O'Brien noted that a ramp is not needed at the front of the building because there would be handicap access in the back. You only need one handicap access. Chairman O'Brien said he would like to see the ramp in front removed.

Mr. St. Claire asked about parking. Attorney Saari said 13 spaces are required and they are offering 10 spaces, one of which is handicap parking. Attorney Saari then went through the five criteria and said he felt they had been met.

*Questions from the Board*

Mr. St. Pierre asked if there was any consideration given to residential units on the second floor of the building. Attorney Saari said there was not because of the tight parking.

Chairman O'Brien asked how much relief they were seeking. Mr. Coronati said 5 feet to the top step and 3.8 feet to the overhang over the porch.

*Comments from the Audience*

There were no comments from the Audience.

*Back to the Board*

Mr. St. Pierre said he would like to see some kind of living quarters above, but it is not required.

**Moved** by Mr. Provencal, seconded by Mr. St. Pierre, to grant Petition 27-17 with the condition that the ramp is removed from the front of the building unless it is required by the Building Department.

Chairman O'Brien asked the Board if they felt the five criteria had been met. All members agreed that they had.

**Vote:** 3 yes, 0 no. Motion passed unanimously.

**BUSINESS SESSION**

**Approval of Minutes**

The Minutes of June 15, 2017 and July 20, 2017 will be reviewed at the September meeting.

Chairman O'Brien thanked Channel 22.

**Adjournment**

**Moved** by Mr. St. Pierre, seconded by Mr. Provencal, to adjourn the meeting at 8:12 p.m.

Respectfully submitted,

Joan Rice  
Secretary