

TOWN OF HAMPTON  
ZONING BOARD OF ADJUSTMENT

February 28, 2023

The Zoning Board of Adjustment for the Town of Hampton will hold a Public Hearing on **Thursday, March 16, 2023**, at 7:00 PM, in the Selectmen's Meeting Room, 100 Winnacunnet Road.

**I. CALL TO ORDER**

**II. ATTENDING TO BE HEARD**

06-23 The continued petition of MT55 LLC for the property located at 696 Lafayette Rd. The applicant is seeking relief from Article(s) II, Section 2.5.4.A, Minimum lot size: Requirement is 13,333 Sq. Feet per dwelling unit in the Aquifer Protection District, proposed is 8,503.33 Sq. Feet. Section 2.5.4.B, Maximum lot coverage: Requirement is maximum of 25% impervious coverage in Aquifer Protection District. Proposed is 8,503.33 Sq Feet per dwelling unit or 51.4%. Article IV Dimensional Requirements, Sec 4.1.1: Requirement is 10,000 Sq Feet per dwelling unit. Proposed is 8,503.33 Sq. Feet per dwelling unit. Article VI Section 6.3.11 Parking Requirements: The requirement is stacked parking to be counted as one space. The proposed is to count stacked parking as separate spaces. Article VIII Multi Family Dwellings Section(s) 8.2.3: Requirement is 40 feet between building and lot line. Proposed is Front 38.9 Feet, South 25.9 North 0.00 Feet, Garage Onsite 9.5 Feet. Section 8.2.4: Requirement is driveways and parking lots must be 25 Feet from the front and 10 feet from the side and rear. Proposed is Eastern portion 11.9 Feet. Section 8.2.5: Requirement is driveways and parking shall conform to construction specs. for new town subdivisions. Proposed is to permit existing parking and drive which may not meet Town Standards. Section 8.2.6: Requirement is Buffer of 20 feet along boundaries and building to be withing 20 feet from the interior wedge of the buffer zone. Proposed is North side Multi Family within 20 feet open space buffer, and North, East and South Side Multi Family within 20 feet setback open space buffer. The property is located on Map 126, Lot 4 in the B Zone.

08-23 The continued petition of Wayne and Minabell Bowden, Trustee of the Wayne Bowden Rev. Trust for property located at 10 Ash Street. The applicants are seeking relief for 3 existing lots as follows:

**Lot A** - Seeking relief from Article IV Table II, Dimensional Requirements, Section 4.1. - Minimum Lot area required is 10,000 sq feet; applicant proposal is 3449 sq feet where 1601 sq feet currently exists. Seeking relief from 4.1.1 - Minimum lot area per dwelling unit. Minimum lot size required is 5000 Sq Feet; proposed is 3,449 Sq feet where 1,601 Sq. feet exists. Seeking relief from 4.2 - Minimum frontage. Minimum frontage required is 75 Feet; proposed is 45 feet where 20 feet exists. Seeking relief from 4.3 - Minimum lot width. Minimum width required is 75 feet; proposed is 45 feet where 20 feet exists.

**Lot B** Seeking relief from Article(s) I, Section 1.3 - a) Expansion of a non-conforming rear yard setback, b) Expansion of a non-conforming lot area and c) Expansion of a non-conforming lot area per dwelling. Rear setback required is 10ft; Proposed is 7.4 feet to 6.8 feet. Non-conforming lot area required is 10,000 Sq. Feet; Proposed is reducing from 5,825 to 3,448. Non-conforming lot area per dwelling unit, required is 7,500 Sq. Feet; proposed is 3,448 Sq feet. In addition, Lot B is looking for relief from Article IV Table II, Dimensional Requirements, Section(s) 4.2, Minimum frontage: Required is 75 Feet, proposed is 55 feet of frontage where 80 feet exists. 4.3 Minimum lot width: Required is 75 Feet, proposed is 55 feet of lot width where 80 feet exists. Section 4.5.2 side yard: Required is 12 feet proposed is 10.9 feet.

**Lot C** Seeking relief from Article IV Table II, Dimensional Requirements, Section(s) 4.1, Minimum lot area: Required is 10,000 sq feet, proposed is to make a 3,470 sq foot lot 2,941 sq feet. 4.1.1 -

Minimum lot area per dwelling: Required is 5,000 sq feet, proposed is to permit a 3,470 sq foot lot where 2,941sq feet exists. 4.2 - Minimum frontage: Required is 75 Feet, proposed is 60 feet of frontage where 60 feet exists today. 4.3 - Minimum lot width: Required is 75 Feet, proposed is 60 feet of lot width where 60 feet exists today.

Section 4.5.2 - side yard: Required is 7 feet proposed is 6.3 feet where 0 feet exists. The property is located on Map 222, Lot 74,74-1 & 58-1 in the RB Zone.

09-23 The petition of Richard and Diana Hamel for the property located at 48 Plymouth St. The applicant is seeking relief from Article(s) 1.3 Expansion of Nonconforming Use. Article IV Table II, Dimensional Requirements, Section 4.5.2 side yard. Required is 10 feet, proposed is 5.6 feet. The property is located on Map 305, Lot 2 in the RA Zone.

10-23 The petition of Matthew Murtha and Dawn Marie May for the property located at 77 Brown Ave. The applicant is seeking relief from Article(s) 1.3 Expansion of Nonconforming Use. Article IV Table 2 Sections(s) 4.5.1 Front Yard Setback. Required is 20 feet, proposed is 16.1 feet. 4.5.2 Side Yard Setback. Required is 7 feet, proposed is 6 feet. 4.5.3 Rear Yard Setback. Required is 10 feet, proposed is 1.1 feet. 4.9 Minimum Setback Separating a Dwelling from Wetland Conservation District. Petitioner will also require relief from Wetland Conservation District 2.3.4.3.a and 2.3.4.2. Restricted use within the Wetland Conservation District. Requirement is 50 feet, proposed is 1.1 feet. This is an existing new home that was built differently than proposed. The property is located on Map 287, Lot 3 in the RB Zone.

### III: BUSINESS SESSION

1. Election of Officers.
2. Adoption of Rules Of Procedure
3. Approval of Minutes for February 16, 2023

### 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