

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

August 10, 2020

Teleconference Meeting
Thursday August 20, 2020
7:00 PM

To Whom It May Concern:

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**.

Attending to be heard:

- 18-20 The continued petition of Craig S & Amanda L Field for property located at 37 Ann's Lane seeking relief from Article(s) Article IV Table II Section 4.2 and footnote 22 and 4.3 to subdivide the 1.26-acre parcel into two lots. The existing structures are all located in the north western portion of the lot and the intent is to maintain 125' of frontage for the front parcel ("Parcel A"). The second parcel ("Parcel B") will be situated on the back portion (southern) of the current lot with a driveway extending down the eastern portion of the lot with 28.46' of frontage. This subdivision plan precludes the proposed new lots from meeting of the zoning requirements. This property is located on Map 127, Lot 20 and in the RA Zone.
- 13-20 The continued petition of J. Hunter Properties, LLC for property located at 467 Ocean Blvd. seeking relief from Article(s) 4.5.2 to demolish the current structure and replace it with a brand-new structure. This new structure is proposed to be constructed using the existing setbacks that currently exist on the property, where 4 feet is required for a side setback, we are requesting 1.3'. This property is located on Map 266, Lot 32 and in the BS Zone.
- 36-20 The petition of Kyle McManus for properties located at 737 and 739 Ocean Blvd. seeking relief from Article(s) 6.3.1. This is an existing previously approved 2-unit condominium property. This property is located on Map 223, Lot 70/1, Lot 70/2 and in the RA Zone.

- 37-20 The petition of John R & Sheila C Woelfel for property located at 23 Thornton Street seeking relief from Article(s) II Section 2.3.7.C.4, Article IV, Section 4.9 to raze the existing 1-story house and replace with a 2-story house. The footprint remains the same except on Northwest side where it expands by 2'. This property is located on Map 303, Lot 13 and in the RA Zone.
- 38-20 The petition of Raymond A & Sheila A Buttaro, Trustees of Chimera Realty Trust for property located at 157 High Street seeking relief from Article(s) Art. I, Sec. 1.3; Art. VI, Sec. 6.3.1, Art. VIII, Sec. 8.2.1, 8.2.3, 8.2.4, 8.2.5 (first sentence only), 8.2.6 to remove existing garage and replace with new four (4) bay garage with two (2) apartments above. Currently existing eight (8) units in main structure, a basement unit to be removed leaving a total of nine (9) units for this site. This property is located on Map 162, Lot 40 and in the POR Zone.
- 39-20 The petition of Jeff & Michaela Scott for property located at 12 Bradstreet Road seeking relief from Article(s) 4.5.2 Article 4 - Table 2 Setback to construct farmer's porch with roof on front of home. Porch 7' x 29' (9' x 29' drip edge to foundation). This property is located on Map 193, Lot 25 and in the RA Zone.
- 40-20 The petition of David Grzybowski & Diana Daniels for property located at 237 Mill Road seeking relief from Article(s) 4.2 (for both "Lot 1 and Lot 2"). The applicant intends on subdividing the lot located at 237 Mill Road into two lots labeled on the Plan as "Lot 1" and "Lot 2". Both lots require frontage relief as they do not meet Zoning Ordinance Article 4.2 for the RA Zone. This property is located on Map72, Lot 27 and in the RA Zone.

BUSINESS SESSION

1. Approve Minutes for:
 - 20 February
 - 27 February
 - 19 March
 - 27 May
 - 18 June
 - 16 July

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