

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

September 8, 2020

Teleconference Meeting
Thursday September 17, 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.
- 38-20 The continued petition of Raymond A & Sheila A Buttarro, 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.

- 40-20 The continued 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 Map 72, Lot 27 and in the RA Zone.
- 41-20 The petition of Tyler Olbres, Trustee of Yankee Faust Trust for property located at Lafayette Rd. and Drakeside Rd. seeking relief from Article(s) 2.8.G.1.2/minimum frontage and 2.8.F/Allowed Uses to construct 3 single-family dwellings on three to-be-subdivided lots (one dwelling per lot). This property is located on Map 189, Lot 14 and in the TC-S Zone.
- 42-20 The petition of Dockham Builders for property located at 5 Harris Avenue seeking relief from Article(s) 4.5.2 Side Setback to construct a 24' x 26' (624 SF) one-story rear addition to an existing home located at 5 Harris Avenue. The proposed addition would setback 2'6" from the side property line, consistent with the alignment of the existing building, to the drip edge. In June, this project was granted an approval for a 5' setback. After working with the Building Inspector and having the property surveyed, we found that additional relief was needed. This property is located on Map 295, Lot 14 and in the RB Zone.
- 43-20 The petition of Ralph Carpinella, Trustee of the Carpinella Family Trust for property located at 4 Second Street seeking relief from Article(s) 4.5.1, 4.5.2 and 4.5.3 to demolish both of the nonconforming dwellings now on the property and replace them with a smaller building than previously proposed and which would be more in conformity with the ordinance. This property is on Map 223, Lot 53 and in the RA Zone.
- 44-20 The petition of Jeffrey & Michaela Scott for property located at 12 Bradstreet Road seeking relief from Article(s) 4.5.1 and 4.8.a to construct farmer's porch with hipped 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.
- 45-20 The petition of Jeffrey & Jennifer McCarthy for property located at 1080 Ocean Boulevard seeking relief from Article(s) 4.5.1, 4.5.2, 4.5.3, 2.3.7.C.4 to demolish the existing single family dwelling and construct a new home. As is depicted on the plans, this new proposed home will be more in conformity to the Zoning Ordinances established by the Town of Hampton than the existing structure. This property is located on Map 99, Lot 10/1 and in the RA Zone.
- 46-20 The petition of 22 Drakeside, LLC for property located at 239 Drakeside Road seeking relief from Article(s) 4.1.1, 8.2.3, 8.2.4, 8.2.6 to construct four (4) single family homes with associated drive and parking that will be connected to town sewer and to renovate the existing office building into four residential units. This property is located on Map 157, Lot 2 and in the G Zone.
- 47-20 The petition of Elaine & Frederick Ayotte / J. Hunter Properties, LLC for property located at 465/467 Ocean Boulevard seeking relief from Article(s) 4.1.1, 4.4 to merge 465 and 467 Ocean Boulevard into one lot, demolish the existing building located at 467 Ocean Boulevard and construct an eight unit condominium building on the site. This property is located on Map 266, Lots 31/32 and in the BS Zone.

BUSINESS SESSION

1. Approve Minutes for:
20 August

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