

DRAFT

TOWN OF HAMPTON
ZONING BOARD OF ADJUSTMENT

October 5, 2020

Teleconference Meeting
Thursday October 15, 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:

- 47-20 The continued 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.
- 38-20 The continued 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.
- 48-20 The petition of Donald & Sharon Groele for property located at 31 Epping Avenue seeking relief from Article(s) 4, Section 4.5.2 (side setback) to add one York Model YFD 24B 24,000 BTU air conditioning unit to rear building with an outdoor condenser measuring 24" x 24" x 30" high with a sound level of 70.7 DBA on a 3' x 3' pad/stand. This property is located on Map 299, Lot 11 and in the RB Zone.
- 49-20 The petition of Robert E & Madelyn S Gearheart, Trustees of the Gearheart Revocable Living Trust for property located at 8 Cutler Avenue seeking relief from Article(s) 1.3 and 4.5.2 to renovate and modernize the existing home which is now well over a hundred years old, as well as removing the existing nonconforming rear building to make room for an attached garage for direct access to the house and to supplement the two outside parking spaces. This property is located on Map 275, Lot 21 and in the RCS Zone.

- 50-20 The petition of Adam Denio & Jessica Smith for property located at 6 Reuben's Driftway seeking relief from Article(s) 8.2.3 to remove the existing and dilapidated 16' wide by 6' long deck on the rear of our home with a 18' by 18' deck that conforms to building safety standards and offers safe egress from our home to ground level. This property is located on Map 209, Lot 111 and in the RB Zone.
- 51-20 The petition of Kishbaugh Revocable Trust, Levi & Mary Kishbaugh, Trustees for property located at 233 Mill Road seeking relief from Article(s) 1.3, 4.5.2 to construct a previously approved ADU. When applicant went to apply for a building permit, it was discovered that the new ADU which will be built above the garage requires variance relief. A deck is also being constructed on the rear of the home and relief is also necessary. This property is located on Map 72, Lot 28 and in the RA Zone.

BUSINESS SESSION

1. Approve Minutes for:
17 September

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