

HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES – Draft
August 18, 2022

Members Present

Bill O'Brien, Chairman
Nichole Duggan
Anne Bialobrzkeski
Erica De Vries
Greg Grady, Alternate

Chairman O'Brien called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Chairman O'Brien introduced the Board.

PETITION SESSION

Chairman O'Brien said there are two petitions that have been requested to continue next month.

Moved by Ms. Duggan, seconded by Mr. Grady, to continue Petition 36-22, 37 Ann's Lane, to next month's meeting.

Vote: 5 yes, 0 no. Motion passed unanimously.

Moved by Ms. Bialobrzkeski, seconded by Ms. Duggan, to continue Petition 37-22, 3 Noel Street, to next month's meeting.

Vote: 5 yes, 0 no. Motion passed unanimously.

32-22...The continued petition of Roger & Carol Boissonneau for property located at 23 Walnut Avenue seeking relief from Article(s) 1.3 Expansion and 4.5.1 Front Setback to raise our existing structure straight up so that we can add a garage and additional living space. This property is located on Map 223, Lot 10 and in the RB Zone.

Roger Biossonneau, Applicant, and Chuck Adams, Engineer, came forward.

Chairman O'Brien asked if the deed had been included in tonight's package. Mr. Boissonneau said it was included. Chairman O'Brien said he had a problem with the site plan. The plan shows more land than what the deed shows. This Board can't give permission to go across property lines in any direction. For example the 92.4 feet on the east side shown on the deed should really be the cutoff. The Applicant may occupy the rest but the Board can't let you go beyond what is shown on the deed. The deed also shows the 10 foot setback is not met and the applicant needs to get relief from 4.5.3. Also the site plan shows a bumpout and there are no dimensions shown. The site plan needs to be redone.

Ms. Bialobrzkeski asked if and when Ernie Cody (the surveyor) staked the abutter's lot. Mr. Boissonneau said it was before he moved in. Ms. Bialobrzkeski said as a surveyor herself she is not comfortable with this and is concerned that there might be an argument with what Mr. Cody staked.

Chairman O'Brien said he wanted the drawing to show what is on the deed. Ms. Bialobreski said this plan claims more than the record title boundaries.

Ms. De Vries said if the Applicant only showed what is on the deed, it would only be necessary to ask for rear setback relief.

Chairman O'Brien said there are two options. The first is to come back with a new application and ask for rear setback relief. The second is to redo the drawing and continue next month.

Mr. Boissonneau agreed to continue.

Moved by Ms. Duggan, seconded by Ms. De Vries, to allow Petition 32-22 to be continued next month.

Vote: 5 yes, 0 no. Motion passed unanimously.

34-22...The continued petition of Michael & Cheryl Walsh for property located at 58 Kings Highway seeking relief from Article(s) IV, Section 4.5.2 to install a 4' cement pad to hold up spiral stairs on the right side up by the front to gain access to the roof top deck. This property is located on Map 210, Lot 48 and in the RB Zone.

The Applicant was not present. The Board decided that this Petition could be continued.

Moved by Ms. Bialobrzkeski, seconded by Mr. Grady, to allow Petition 34-22 to be continued.

Vote: 5 yes, 0 no. Motion passed unanimously,

BUSINESS SESSION

Approval of Minutes

The Minutes of July 21, 2022 will be addressed at the next meeting.

Adjournment

Moved by Ms. Duggan, seconded by Ms. De Vries, to adjourn the meeting at 7:44 p.m.

Vote: 5 yes, 0 no. Motion passed unanimously.

Respectfully submitted,

Joan Rice
Secretary