

HAMPTON ZONING BOARD OF ADJUSTMENT
MINUTES – Draft
October 21, 2021

Members Present

Bill O'Brien, Chairman
Anne Bialobrzkeski
Erica De Vries
Brian Provencal
Ken Lessard, Alternate

Also Present

Jim Marchese, Building Inspector

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

55-21...The petition of Evan G. and Karen J. Carrara for property located at 18 Sapphire Avenue seeking relief from Article(s) 4.5.1 (front setback), 4.5.2 (side setback), 4.5.3 (rear setback) to raise the existing structure in order to install a new garage at-grade. The existing building footprint shall remain the same in the proposed condition. This property is located on Map 223, Lot 83 and in the RB Zone.

Steve Mayer, Contractor, said they were here to seek relief from front, side and rear setbacks. This has already been approved by the Planning Board, the Dept. of Environmental Services and the U.S. Army Corps. The applicants want to remove the deck and raise the building one story. There will be a garage on the first floor. Living space will be above the flood plain. Mr. Mayer went through the five criteria and said he felt they had been met.

Questions from the Board

Mr. Lessard said parking will be improved.

Ms. Bialobrzkeski expressed concern about the height when the project is completed. Mr. Mayer said they would stay below the 35 foot threshold. Ms. Bialobrzkeski said more information is needed on that. Ms. Bialobrzkeski said more complete plans are needed.

Mr. Provencal asked if there were building plans. Mr. Mayer said not yet.

Mr. Lessard said the Board is looking for outside structural plans, etc. Chairman O'Brien also expressed concern about not enough plans for the Zoning Board on which to base their decision.

Moved by Mr. Provencal, seconded by Ms. De Vries, to continue Petition 55-21 to the next meeting at which time it will be first on the Agenda.

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

56-21...The Equitable Waiver of Dimensional Requirement of Stephen Douglas H. Reed Jr. for property located at 12 Sweetbriar Lane seeking relief from Article(s) 4.5.2 (side setback) for installation of 8' x 14' plunge pool. Dimension of final structure after veneer/coping is 10' x 16'. This property is located on Map 69, Lot 51 and in the RA Zone.

Douglas Reed Jr., Applicant said he had installed a plunge pool. It wasn't until the final inspection that he found out his pool was not far enough from the property line. The project is fully completed and he is now asking for an Equitable Waiver. Mr. Reed went through the four elements and said he felt they had been met.

Questions from the Board

Ms. De Vries asked if it was true that the pool was 6'4" from the property line and 10 feet are required. Mr. Reed said this was true. Ms. De Vries then asked how this mistake occurred. It was concluded that it was an accidental mistake.

Ms. Bialobrzkeski asked if a plan was provided when asking for a building permit. Mr. Reed said it was. Ms. Bialobrzkeski asked how the abutters feel about this. Mr. Reed said the abutters were fine with the project.

Ms. Bialobrzkeski asked when the building permit was issued. Mr. Reed said it was issued in April of this year,

Jim Marchese, Building Inspector, said this was an error in communication.

Comments from the Audience

There were no comments from the Audience.

Back to the Board

Moved by Ms. De Vries, seconded by Mr. Provencal, to grant an Equitable Waiver for Petition 56-21.

Chairman O'Brien asked the Board if they felt the four elements had been met. All members agreed that they had with the exception of Ms. Bialobrzkeski who abstained.

Vote: 4 yes, 0 no, 1 abstention (Bialobrzkeski). Motion passed.

BUSINESS SESSION

Approval of Minutes

Moved by Ms. Bialobrzkeski, seconded by Ms. De Vries, to approve the Minutes of July 15, 2021 as amended.

Vote: 4 yes, 0 no, 1 abstention (Lessard). Motion passed.

Moved by Ms. Bialobrzkeski, seconded by Ms. De Vries, to approve the Minutes of August 19, 2021 as amended.

Vote: 4 yes, 0 no, 1 abstention (Lessard). Motion passed.

Moved by Ms. De Vries, seconded by Ms. Bialobrzkeski, to approve the Minutes of September 16, 2021 as amended.

Vote: 4 yes, 0 no, 1 abstention (Lessard). Motion passed.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Joan Rice
Secretary