

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES
MAY 5, 2021

Members present: Geoff Dowd, Hank Riehl, Dale Blaine, Proc Wentworth, Randy Clark and alternate Karen Hanides. Also present was Chief Building Official Kris Emerson.

The chairman began by explaining the procedure for the meeting, based on COVID 19 guidelines.

GERARD CAMPBELL 8B/8

The request was for a Special Exception to permit tearing down a house and for a variance to rebuild 24.7 ft. from the front setback at 20 Shore Dr. The applicant was represented by Tim Lavelle of Lavelle Associates. He explained that existing setbacks are 1.3 ft. from the left; 24.7 ft. from the right; 29 ft. from the front and 24 ft. from the water and 27.4 ft. from the roadway. A new septic is proposed. Tim said he tried to make it as reasonable as possible. He said the deck will be 14.8 ft. from the water, which is about the same but the stairs will be eliminated. Hank said the board should separate the Special Exception and variance requests. Tim addressed the requirements for a variance. He said it will not interfere with the ROW. The lot was created before zoning. He said the hardship is that it is non-conforming now and it will be less non-conforming. He said it is an existing lot of record and is in keeping with the neighborhood. Tim said the house started as a camp and the septic system was under the living room. The proposed septic system will be where the shed is now. Two sheds will be removed. He said the proposed house is smaller than the existing one. The house will be one and a half stories. Tim did not have house plans but Kris said he had checked and approved the calculations. There will be three bedrooms and a two stall garage. There will be a cellar. The slab will be four and a half ft. above the lake. The foundation will be walk-out on the lake side. The house will be coming up four ft., level with the driveway.

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Abutter, Scott Spicer, said he had no issues with the plan. He said he was glad it is further from the lake and also that it will not devalue his house. Hank said it will be the same on one side and better on another. It will be further from the lake and closer to the street. He said he found it to be a reasonable approach. Randy said the second floor will go up and he was concerned with views. Mr. Campbell said it will not block anyone's view. Hank said it could diminish the values of those in back. Tim said there will be less impervious surface. Hank made a motion to grant a Special Exception to permit the alteration of a structure – tearing down a dwelling and replacing it – limiting it to the existing footprint. Proc seconded the motion and the vote was unanimous to grant the request. Hank made a motion to grant a variance to permit construction of a dwelling too close to the front setback, per plan submitted. The front setback will be 24.7 ft.; the rear to the lake will be 25 ft.; the right will remain the same at 24.7 ft.; the left will be 6 ft. and the deck will be 14.8 ft. to the lake. Proc seconded the motion. Members filled out their worksheets and the vote was unanimous to grant the request.

OTHER BUSINESS – Minutes. The April minutes were approved with Dale abstaining and Karen voting.

APPLICATION FEES – Geoff announced the Board of Adjustment filing fee has been increased from \$35 to \$100 and abutter fees from \$6.98 to \$10 at the suggestion of the Planning Board secretary and the recommendation of selectmen. The increases will take effect in June.

LETTER OF INTEREST FOR ALTERNATE – Selectmen received a letter of interest from Jacqueline Dimando for an alternate position on the board. Board members agreed to recommend her and pass it on to selectmen for appointment.

Respectfully submitted,

