

DRAFT

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

APRIL 6, 2022

Members present: Hank Riehl, Randy Clark, Proc Wentworth, Dale Blaine, Karen Hanides and alternate Jaye Dimando.

A copy of the Posting Notice and Abutters' Notice is a part of these minutes.

PAUL & JANICE FRANK 12/144

A rehearing was scheduled for a variance to permit the creation of a vacant lot (by subdivision) which will not meet lot size by soils, for property owned by Alan and Judith Woodman at 20 Bonnie's Way. Hank read a letter from the applicants' attorney, Bernard Campbell, requesting a continuance to May 4. Randy made a motion to grant the continuance. Proc seconded the motion and the vote was unanimous to grant the continuation of the rehearing to May 4, 2022.

KATHLEEN LOMBARD 3/98

The request was for a variance to permit construction of a garage too close to the left side lot line at 1 Clow Lane. The applicant was represented by Bill Gregsak. He gave members copies of the plot plan, photos of the property, setbacks and location of the proposed building. He said there will be changes to the driveway layout. The proposal is for a 24 x 24 ft. two-car garage with hip roof and storage above. He said there are wetlands on the lot and for that reason the garage will be only 10 ft. from the line instead of 30 ft. Dale asked why it couldn't be built on the right side. He was told there are woods on that side. The garage will be 30.5 ft. from the front. Hank asked if it could be tilted to be squared off. Mr. Gregsak said the plan is to meet the driveway design. He addressed the five requirements for a variance. He said the location of the well and septic and the configuration of the lot were the reasons for the placement of the proposed garage. He said the construction will not affect any property values. There were no abutters present. There was a letter from direct abutter, David Lanning who said he had no objection to the proposal. Dale said he was fine with it and noted that the most affected abutter had no objection. Hank and Randy agreed. Mr. Gregsak was complimented on his presentation. Proc made a motion to grant the request, per plan presented. Karen seconded the motion. Members filled out their worksheets. The vote was unanimous to grant the request.

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MURRAY & KATHLEEN SMITH 11/100

The request was for a variance to permit construction of an accessory building which will exceed the maximum size permitted, in the Recreational Zone at 89 Buttrick Road. Mrs. Smith said they plan to build a 26 x 26 ft. detached garage with storage above to house his 25' 8" boat with trailer, where 24 x 25 ft. would be allowed. Mr. Smith said he also has antique cars. Murray and Kathleen told the board that they already have a two-car garage. The proposed building will exceed the allowable 600 square feet by 76 square feet. He said he has a Shoreland Permit and that all setbacks will be met. Hank said there are ways that could solve the problem if they get creative even though it may not be the way they want. He said the garage could be narrower and longer. Randy said there are alternatives to keep the building at 600 square ft. Dale said he is on the lake, too and he built his garage to meet the requirements. He suggested hanging the stairs on the back wall. The applicants said the way they have proposed it is what they want to keep. Mrs. Smith addressed the requirements for a variance. She said it won't affect traffic or property values and won't alter the character of the neighborhood. She was unable to respond to the hardship test. Hank read a letter from abutter Brant Sayre in support of the request. Karen Yasenka, of Yasenka Realty, submitted a letter stating the opinion that there would be no diminution of property values. Hank asked the applicants if they wanted the board to continue to a vote. They replied that they did. Randy made a motion to permit the construction of a 26 x 26 ft. accessory building, per plan submitted. Proc seconded the motion. Members filled out their variance worksheets. The request was denied 4-1 with Proc voting in the affirmative.

JOCK & MOE, LLC 3/114

The request was for a Special Exception to permit the alteration/enlargement of a structure on a non-conforming lot at 20 Summer Street. The applicants were represented by Charlie Zilch of SEC. Charlie passed around pictures of the existing house and the proposed changes. The lot was created in 1961 and is 10,000 square feet. There is 76 ft. frontage on the road and 85 on Island Pond. It is not in a flood zone. The house was built in 1967 on a slab. It has its own well and septic and paved driveway. The plan is to raise it up 4 ½ ft, including the porch in the same footprint. There will be a full foundation for storage and a walk-out on the lake side. It will be one and a half stories. A new septic system has been designed. There is a Shoreland Protection Plan. The proposal meets all current ordinances. Randy asked if they would be gaining living space. Charlie said yes but there will be no dormers. He said it will remain two bedroom which is all the site supports. The street side will be buried. Charlie addressed the requirements for a Special Exception. There were no abutters present. Proc made a motion to permit the alteration/enlargement without effecting the footprint, per plan presented. Karen seconded the motion and the vote was unanimous to grant the request.

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OTHER BUSINESS –Minutes

The minutes of the March meeting were unanimously approved as submitted.

Reorganization of the Board –

Hank said Geoff Dowd's resignation had been accepted by the Board of Selectmen. Proc nominated Hank to become the board chairman. Randy seconded and the vote was unanimous with Hank abstaining. Proc nominated Randy for vice-chairman, Karen seconded and the vote was unanimous.

There was a letter from Karen requesting she be moved from alternate to full member. Randy made the motion and Dale seconded. The vote was 4-1 in favor with Proc abstaining.

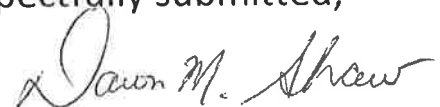
Board of Adjustment handbook-

Hank informed the members that there is a pdf file of 150 pages that he said would be helpful. He asked the secretary to forward the link to members.

On-line training session for members –

Hank reported that there are going to be training sessions for board members on two Saturday mornings. They will be on Zoom and are free. The secretary will provide the information necessary to register.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Dawn M. Shew".