

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES     **DRAFT**  
SEPTEMBER 7, 2022

Members present: Hank Riehl, Randy Clark, Proc Wentworth, Dale Blaine, Karen Hanides and alternates Neil Emerson and Jaye Dimando. Also present was Chief Building Official, Kris Emerson

A copy of the Posting notice and abutters' notice is a part of these minutes.

MARY MARGARET BURKE     8A/8

The request was for a Special Exception to permit construction of an addition on an undersized lot at 29 Ells Rd. The applicant told the board she wants to build a 16 x 20 ft. bedroom on the corner of the house. It will be one story with a foundation. She presented the board with all the necessary permits for the addition. She had a Shoreland Permit. Karen asked how many bedrooms the septic is approved for. She was told two bedrooms and that will be all with the addition. Neil asked if it will meet setbacks. It will be 37 ft. from one side and 39 from the other. Ms. Burke said it will be no higher than the house. Hank went over the requirements for a Special Exception. Abutter at 28 Ells, Robert Hilse, said it will block his view and decrease the value of his house. Karen asked if a realtor had told him that. The answer was No. Kris said it is not going any closer to the lake and if it was it would require a variance. An abutter from 32 Ells Rd., who is not the property owner, spoke for owner, Karen Moriaty, whose address is in Haverhill, MA., said the addition will block their view of the water, comes out 20 ft. in front of them, and will block 80 percent of their view. Hank said he had a problem with that (statement). The applicant said she has been increasing the value of her property for the last two years. Karen said there will be a roof where there is only land now. Hank noted that there is a Shoreland Permit. He said an added bedroom might shield

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some of the view but there would be no diminution of value. Neil said he had no problem with it. Proc made a motion to grant a Special Exception to permit construction of an addition on an undersized lot, per plan submitted. Randy seconded the motion and the request was granted 4-1 with Karen voting to deny.

### BLUEBIRD HAMPSTEAD, LLC 12/15-2

The request was for two Special Exceptions for signage at 664 Route 111. The applicant was represented by Willie Brown and Bill Goodison and by Brandon Currier of Barlo Signs. The ground sign will be 137 square ft. 18 ft. tall and two wall signs 73.43 square ft. each. The height of the ground sign is necessary because it will be down where the land is lower and drivers need to be able to read it while going 50 mph. The signs on the building will be blue and white and in harmony with neighboring signs. The building will be grey. There will be one on the front and one on the side. Jaye said the wall signs look big. She was told it is because of the size of the building and the letters need to have 18 inch letters. Kris remarked about the height of the ground sign. He said the ordinance allows 20 ft. and this will be 18 ft. Proc noted that Hannaford's has a sign on Route 111 and another on 121A. There will be no LEDs and no lights facing upward. There will not be a message board or animation. Karen questioned why there needed to be a ground sign if there will be two on the building. Randy made a motion to permit a ground sign 137 sq. ft. and 18 ft. high per the drawings submitted. Proc seconded and the request was unanimously granted. Randy made a motion to permit two wall signs, 73.4 square ft. each, per plan submitted. Proc seconded the motion and the vote was unanimous to grant the request.

OTHER BUSINESS – The minutes of the August meeting were approved as written.

Respectfully submitted

DRAFT