

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

MARCH 3, 2021

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

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

NICHOLAS ELLIS 19/9-2

The request was for a Special Exception to permit an above ground pool too close to the rear lot line at 26 Winchester Drive. Mr. Ellis said the pool will be 12 x 24 ft. It will be 28 ft. from the rear lot line. He said it is the best location for the pool because the electrical line is on one side and the other side is too steep. Kris said it is a unique lot and there were not a lot of options. There are abutters in Kingston. They were all notified. Proc made a motion to permit placement of an above ground pool too close to the rear lot line, per plan presented. Randy seconded the motion and the request was unanimously granted.

CHRISTOPHER WELLINGTON 8B/21

The request was for a Special Exception to permit the closing in of an existing 12 x 20 ft. deck with a three season room at 60 Shore Dr. The applicant said it will not be part of the primary structure and the deck will not be expanding. Karen asked what will be under the deck. The applicant said it will be used for storage. There will be windows but no heat. There will be a 30 in. kneewall and 30 in. tempered glass. There is already a slider to the deck. It will not be any closer to lot lines. It will remain the same size. Kris said it is an impervious surface per the DES. Karen mentioned that rain would be running off the roof on the

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sides. Kris suggested there could be gutters. Hank said he was concerned with the footprint not being expanded. Randy made a motion to permit the enclosing of a deck with a three-season room, per plan presented. It cannot have heat or water. There shall be no increase in the allowable useable footprint of the house. The roof runoff shall be collected in a dry well. It shall be considered an enclosed deck and not an additional room. Proc seconded the motion and the vote was unanimous to grant the request.

CRAIG CORSETTI 3/46

The request was for a Special Exception to permit a second floor addition and deck at 77 Holiday Ln. The applicant was represented by Dan Flores of SFC Engineering. The proposed deck is 14x15 and will be accessed by the second floor. It will be 35 ft. from the rear lot line. All other setbacks are met. There will be no roof on the deck. Randy asked about the height of the deck. Dan said it would be lower than the height of the garage. Hank asked what would be under the deck. He was told it was for storage. There were no abutters present. Randy made a motion to permit a second floor addition and deck on a non-conforming lot per plan presented. Proc seconded the motion. The request was granted 4-1 with Karen voting against.

ADAM LAMOND/RICHARD TOWNE 11/168

The request was for a Special Exception to permit the tearing down of a cottage and rebuilding a two-bedroom home at 279 Pondview Drive. The proposed house will be 120 square feet larger than the existing camp. It will be within the setbacks and will not be going any closer to lot lines. There is a shed by the lake which will be removed. A deck will

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also be removed. There will be a three season room. Total square footage will be 880 square feet. Hank said it looked like it's going closer to the lake. The applicant said it is not. There is a proposed bumpout. Mr. Lamond said there will be 200 square ft. less on the lot that is being taken out. There is a small upstairs now. The proposal is for a one and a half story house. Kris said each setback makes it less non-conforming. He said it meets the 1 ½ story requirement. Mr. Lamond said there is an approved Clean Solutions septic system plan. Hank said it will be less non-conforming. Proc made a motion to permit the tearing down and rebuilding of a one and a half story, two bedroom house, per plan submitted. Randy seconded the motion and the vote was unanimous to grant the request.

OTHER BUSINESS

Kris brought to the board's attention an issue with a decision made last month for Joseph Panella, 56 Holiday Lane. Since the owner was not present at the hearing, the representative was not aware of the status of the deck. The board granted permission for an eight foot deck – not 17 ft. Kris said there was a 17 ft. deck there since 1995 and he had just given a permit to allow rebuilding of the 17 ft. deck.

MINUTES – The minutes of the February hearing were approved as written with Randy abstaining.

Respectfully submitted,

A handwritten signature in cursive script, reading "Dawn M. Shaw". The signature is written in dark ink and is positioned below the text "Respectfully submitted,".