

DRAFT

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES
JUNE 7, 2023

Members present – Hank Riehl, Randy Clark, Karen Hanides, Jaye Dimando and alternates Neil Emerson and Kevin Hastings.

A copy of the Posting Notice and abutters' notice is a part of these minutes. Hank opened the meeting at 7 p.m. He noted that Neil would be sitting in as a voting member.

James and Susan Burns 8/128

The hearing was continued from May. The request was for a variance to permit construction of a 16 ft. carport onto an existing garage at 12 Island Pond Rd. A variance to the rightside lot line was the only relief needed.

Susan handed out a packet to each member containing color photos, plot plans and building plans. Pictures showed trees as a lot line. Hank said the board was all familiar with the proposed plan, from information gained at the first hearing. Mr. Burns explained that the carport will be extended off the garage and he will be keeping the same roofline. It will match the roofline of the garage. It will be 11'7" in the front and 10 ft. in the back and 36 ft. deep. It will be set back 4 ft. The interior height will be 12 ft. He showed photos of a shed on the back corner of his neighbor's property. He said his is a non-conforming lot and the garage is just a little over. He said the sheds on his property will remain.

VARIANCE CRITERIA – Mr. Burns addressed the requirements for a variance. He said it will increase the value of all properties and the carport will not decrease the value of any surrounding properties. He said it will not alter the character of the neighborhood and is not contrary to the public interest. He said it is not contrary to Spirit and Intent ; it's a non-conforming lot. He said he is unfairly burdened by the current regulations. It is existing non-conforming and the hardship was not self-created. Special conditions include the setback and the size.

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Hank informed the applicant that the board would be voting on the application, as submitted, to allow a 16 ft. carport.

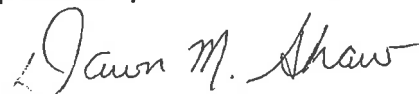
THE VOTE -Neil made a motion to grant the request for a 16ft. open carport, per plan presented. Karen seconded the motion. Members filled out their variance worksheets. The motion was denied 4-1, with Randy the sole affirmative vote.

Hank noted that if the Burns's apply for a rehearing, the board would have to agree there was a substantial difference in the request.

OTHER BUSINESS – The minutes of the May hearing were approved as submitted.

ADJOURNMENT – Jaye made a motion to adjourn the meeting . Randy seconded and Hank called the meeting at 7:55 p.m.

Respectfully submitted,

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