

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

February 3, 2021

Members present: Dale Blaine, Proc Wentworth, Randy Clark and Chairman, Geoff Dowd, - remote.

The chairman explained the procedure of board hearings keeping within the recommended COVID guidelines.

JOSEPH & SHANNA PANELLA 3/79

The request was for a Special Exception to permit raising a cottage and returning it to a new foundation at 56 Holiday Lane. The applicants were represented by Kevin Schultz. Lacking a five-member board, the applicant signed a waiver. Mr. Schultz told the board he will be removing the old foundation and installing a new one with framed kneewalls. There will be no increase in the size or the footprint. He handed out plans of the proposed work. He said it will be raised up 3 feet. The space under the cottage is low so this will give it headroom. There will be functional storage area. At the front, where it is the steepest it will be 24 – 36 inches. There will be double doors facing the lake. Randy said a picture that was presented shows a four ft. bump out beyond the house. Dale asked if the foundation would include the bump out and was told it will. Geoff said there will be no other relief – setbacks or height. He said it is preexisting non-conforming. He said the footprint itself is not expanding. The assessing card shows a 17 ft. deck. Mr. Shultz said the deck is only 8 ft. He said the deck will remain the same as it is. Proc made a motion to permit the raising of a camp and replacing it on a new foundation, per plan presented with the condition there shall not be a 17 ft. deck. Randy seconded the motion and the vote was unanimous to grant the request.

OTHER BUSINESS - The minutes of the January hearing were approved with Randy abstaining.

Respectfully submitted,

