

## HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

JULY 7, 2021

MEMBERS PRESENT: Geoff Dowd, Hank Riehl, Dale Blaine, Randy Clark, Proc Wentworth and alternates Jaye Dimando and NEIL EMERSON. Also present was Chief Building Official, Kris Emerson.

PAUL BOWEN 8/222

The request was for a Special Exception to permit a four ft. deck expansion at 12 Summer Street. The applicant was represented by builder, Jim Burns. He said it will not encroach on lot lines. Kris told the board that the lot is already non-conforming. Jim said it will remain open. There were no comments from abutters. Hank made a motion to permit a four foot open deck extension per plan submitted. Randy seconded the motion and the vote was unanimously granted.

BETH & OWEN MCGARRAHAN 9/83

The request was for a variance to permit a four foot addition to the rear of the house that will be too close to the side lot line at 198 Kent Farm Rd. The applicants were represented by builder, Jim Burns. He said the addition will be for a master bedroom and bath on the first floor. He passed out copies of the plans to the board. It will be 1.2 ft. closer to the lot line. Hank asked how close it would be to neighboring properties. Mr. McGarrahan said it will not impact the neighbor's garden or vegetation. It will not block any neighbor's view. He said the homes are 50-75 apart. There were no objections from abutters. Mr. Burns addressed the criteria for a variance. He said it will be aesthetically pleasing to neighbors and there will be no diminution of property values. Geoff said he did not see any other place it could be built. Members filled out their variance worksheets. Dale made a motion to permit a four ft. extension per plan submitted. Proc seconded the motion and the vote was unanimous to grant the request.

### OTHER BUSINESS

Minutes – The minutes of the June meeting were approved with one correction – the omission of Neil Emerson as alternate.

Respectfully submitted,

