

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

SEPTEMBER 1, 2021

DRAFT

Members present: Geoff Dowd, Hank Riehl, Dale Blaine, Randy Clark, Proc Wentworth, and alternate Jaye Dimando.

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

JAMES & SUSAN BURNS 8/128

The request was for variance to permit construction of a 12 x 12.6' deck at 12 Island Pond Rd. Mr. Burns gave a copy of plans to each member. He explained that the variance is needed for the rear setback. The house is 42.4 ft. from the lot line and the deck will be 30.4 ft. It will be an open deck with stairs. Hank said he observed two outbuildings on the lot. Mr. Burns said one is for his lawnmower and the other for motorcycles. Mrs. Burns said one was there when she bought the property. Hank noted that two outbuildings are allowed in the Residential Zone. Mr. Burns said he had his neighbors' blessings. Hank asked if they had submitted letters to the board. Mr. Burns said they did not. Hank said he would feel better if there had been letters in the file. Geoff asked the applicant to respond to the variance requirement questions. Mr. Burns said his neighbor is quite a distance away. He said the house is already non-conforming and it will not diminish neighboring properties. He said there is a farmer's porch on the front of the house. Hank and Randy were concerned because the sheds were

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

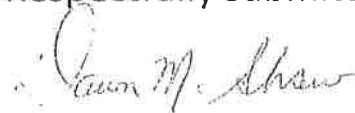
SEPTEMBER 2, 2021 pg. 2

not shown on the plan. There were no abutters present. Dale made a motion to permit construction of a 12 x 12.6 ft. deck – open and uncovered - 30.4 ft. from the rear lot line, per plans submitted. Proc seconded the motion. Members filled out their variance worksheets. The vote was unanimous to grant the request.

OTHER BUSINESS

Minutes – The minutes of the July hearing were approved with Hank abstaining. There was no meeting in August.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Dawn M. Shaw".