

DRAFT

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

NOVEMBER 3, 2021

Members present: Geoff Dowd, Hank Riehl, Dale Blaine, Randy Clark, Proc Wentworth, and alternates Jaye Dimando and Karen Hanides. Chief Building Official, Kris Emerson, also attended.

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

There was a request to withdraw the application of Gary Barnes, which was continued last month. Hank made a motion to permit the applicant to withdraw without prejudice. Hank seconded the motion and the request was unanimously granted.

There was a request to continue the hearing of Andrea Peters to December 1, 2021. Proc made a motion to grant the continuance. Randy seconded the motion and the request was unanimously granted.

DON & COLLEEN SIMPSON 13/60

The request was for a variance to permit construction of a garage 10 ft. from the side lot line for property located at 292 East Rd. The applicants were represented by Jim Lavelle who told the board there was no other place on the lot it could be located. He said the septic is in the back yard and the west side was not convenient to get into the house. Jim addressed the criteria for a variance. He said there would be no diminution of surrounding properties and the abutting property is 70 ft. away. He said the hardship is that there is no entry to the house on the other side. There is currently an entryway porch which will become a breezeway. Hank asked why the garage could not be moved six ft. closer. Builder, Dan Perry, said the plan is to keep the porch there and to add an open covered entry. There were letters

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

NOVEMBER 3, 2021 pg. 2

submitted by an abutter and a neighbor indicating they had no objection to the proposal. Applicant, Colleen Simpson said she had a heart attack last year and her husband has health issues and will soon be in a wheelchair. Direct abutter, Mr. Plante, had no objection. He said they have been neighbors for 35 years. Hank made a motion to permit construction of a garage 10 ft. from the side lot line, per plan presented. Proc seconded the motion. Members filled out their variance worksheets and the vote was unanimous to grant the request.

Geoff left the board and turned the meeting over to Hank. Karen sat in for Geoff.

FRANCIS & LINDA HASTINGS 8A/54 & 56

The request was for a Special Exception to replace a house on a non-conforming lot at 18 Edgewater Lane. Also, for a variance to build a garage on a non-conforming lot across the lane at 19 Edgewater that will not meet setbacks. Jim Lavelle represented the applicants. He had also submitted a request for a variance for the garage to be greater than 600 sq. ft. Jim addressed the request for the Special Exception. He said the house will be built in the same footprint and will somewhat increase setbacks. Builder, Dan Perry, said there will be no porch or stoop on the new house. Jim said there will be a cantilevered deck on the lake side. Jim said the septic system is towards the road. There will be a roof off the entryway. Randy made a motion to grant the Special Exception to construct the replacement dwelling, per plan presented with increases in the side and lake setbacks. Proc seconded the motion and the vote was unanimous to grant the request. After some discussion the board determined that the garage was not an accessory building and therefore, not subject to the 600 ft. maximum square

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

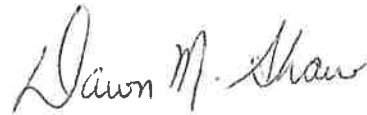
NOVEMBER 3, 2021 pg. 3

footage. The proposed garage will be 900 square feet. There will be no second floor – only a loft. It will be 15 ft. from the sides and 34 ft. from the road. Randy asked the applicants if they could reduce the size and the applicant agreed if he could have storage above. Randy made a motion to permit construction of a 600 square ft. garage positioned so there is minimal impact on the front, side, and rear lot lines with the condition the two sheds shall be removed. Karen seconded the motion. Members filled out their variance worksheets. The vote was unanimous to grant the request.

OTHER BUSINESS

Minutes – The minutes of the October meeting were unanimously approved as submitted.

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,".