

## HAMPSTEAD BOARD OF ADJUSTMENT MINUTES

DECEMBER 1, 2021

Members present – Geoff Dowd, Hank Riehl, Proc Wentworth, Dale Blaine and alternate Karen Hanides. Also present was Chief Building Official, Kris Emerson.

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

### ANDREA PETERS – 8B/72

The hearing was continued from November. There was a request from the Peters' representative, Jim Lavelle, to continue the hearing again to January. Proc made a motion to continue the hearing to January 5, 2022. Karen seconded the motion and the vote was unanimous to grant the continuance.

### BRUCE & CHRISTINE HAMILTON - 8B/25

The request was for a variance to construct an addition too close to the side and rear lot line at 68 Shore Drive. The applicants were represented by Kurt Meisner. He passed out information packets and drawings of the proposal. There will be a deck and three-season room. The proposed addition will be 15 x 21 ft. The existing house is 30 x 33. New dimensions will be 31x32. Mr. Meisner addressed the requirements for a variance. He said there is a pond in the back of the lot. He said the hardship is the shape of the lot which was created in 1947, before zoning. He said the Hamiltons own two parcels, across the street from each other. The vacant lot has the septic system for the dwelling. There is an existing wooden deck which will be removed. There will be a second story deck. The front deck will replace the existing entrance. He said it will be in the same footprint but larger on the east side.

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He said before the addition the house met setbacks. The deck will not have a roof. Mr. Hamilton said the only roof will be over the three season room. Mr. Meisner said they have a Shoreland Permit that addresses water runoff. Geoff read a letter from the closest abutters – the Howards – who had no objections. Mr. Meisner said this was the only place on the lot it could be built. Abutter, Nancy Richardson, had no objection. Hank said he was struggling with whether the request was contrary to the public interest. He said there was more square footage with a roof over it close to the lake. The side lot line is okay. Mr. Meisner said there will be infiltration trenches to mitigate the runoff. Hank made a motion to permit construction of an addition too close to the rear and side lot lines, per plan submitted. Dale seconded the motion. Members filled out their variance worksheets. The vote was four in favor and one, Karen Hanides, opposed.

### BRIGHTON DRIVE, INC. – 14/102-2

The request was for a Special Exception to permit a home occupation – one chair hair salon – at 12 Brady Lane. The property is owned by Brighton Drive, Inc. – Robert Villella. The potential buyers are Courtney and Jim Gray. Courtney will own the hair salon business. She said she will have clients two or three times a day four days a week. The house is on a cul de sac. The driveway will accommodate four cars. There will be no outside lighting. She said she does not plan to have a sign. There were no comments from abutters. Hank made a motion to permit a home occupation to the intended owner - one chair hair salon. Karen seconded the motion and the vote was unanimous to grant the request.

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PAUL AND JANICE FRANK – 12/144

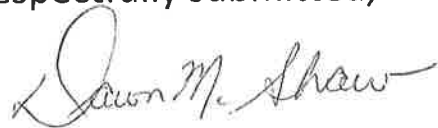
There was a request to continue the hearing to Jan. 5, 2022. Proc made a motion to continue the hearing. Karen seconded the motion to continue the hearing to Jan. 5, 2022. The vote was unanimous to grant the continuance.

OTHER BUINESS –

Minutes – The minutes of the November hearing were approved with one amendment.

Geoff read a letter from the library inviting the board to participate in a public forum to describe the purpose and function of the board. Geoff suggested a short video introducing members at the Jan. meeting. It was noted that neither Hank nor Neil would be present. Geoff will respond to the library .

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,".