

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES  
DECEMBER 2, 2020

Members present: Hank Riehl, Dale Blaine, Proc Wentworth, Randy Clark, - first time as a regular member - Geoff Dowd (remote) and alternate Karen Hanides.

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

Speaking on Zoom from his home, Chairman, Geoff Dowd, referenced Covid-19 guidelines that the board continues to honor.

SARAH SWAN      20/30

The request was for a Special Exception to permit a home occupation – photography studio at 186 Harper Ridge Road. The applicant said she does not intend to do any building. She will have one or two clients a week by appointment only. There will be no employees. She said she does not need a sign. It is a quiet neighborhood and her business will not increase traffic. She has a long driveway for parking. Geoff went over the provisions for a home occupation and said this meets those requirements. Abutter Ying Zhang, 179 Harper Ridge Rd., spoke in support of the request. Hank made a motion to grant the request for a home occupation –photography studio. Randy seconded the motion and the vote was unanimous to grant the request.

DEANNA CLARK      1/93

The request was for a Special Exception to permit a home occupation – dog handling and breeding at 200 Depot Rd. Ms. Clark said she moved to Hampstead a year ago and needs to renew her kennel license. She said she has been in the business of breeding, raising and showing dogs

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for 30 years. Hank asked about any impact on neighbors. Ms Swan said the dogs are always inside with the exception of going outside to go to the bathroom. The State now allows only 25 puppies a year and she would have only 14 on the property at a time at the most. She said she also shows dogs. She has a website and does most of her business online. Hank read a letter from the applicant describing her business. She said the previous homeowner bred boxer dogs. It was noted that the map/lot number were actually for the house next door. The correct abutters were notified. There were no comments from abutters. Geoff went over the home occupation ordinance. Proc made a motion to permit a home occupation – dog handling and breeding. Hank seconded and the vote was unanimous to grant the request.

### MICHAEL & COLLEEN LELIEVRE & KAREN DONELLY 17/24

The request was for a variance to permit placement of a shed too close to the side lot line at 18 Cortland Rd. The property is owned jointly between the three parties. The proposal is for a 14 x 24 ft. shed six feet from the line. Ms. Donnelly said it will be a well-built shed so there would be no negative effects on the neighbors. The shed will replace a 16 x 20 ft. Quonset hut in the same location. Randy asked how far it would be from the front. The answer was 40 ft. Hank asked if there would be only one violation. Ms. Donnelly said yes. She said there is nowhere else on the lot it could be placed because of the septic system, pool, well and sprinkler. Hank said he wants to see a sketch of the location, how far from the house, etc. Hank said the proposed shed will be more permanent and will need a foundation. Dale noted that the applicant could have two 10x15 structures five feet from the line. Geoff wanted to continue the hearing. Members agreed. Hank made a motion and Proc seconded. The vote was unanimous to continue.

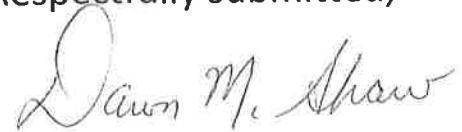
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OTHER BUSINESS

Minutes – The minutes of the November hearing were unanimously accepted as written.

Elections – Hank nominated Geoff to continue as Chairman. Proc seconded and the vote was unanimous with Geoff abstaining and Karen voting. Dale nominated Hank to continue as Vice-Chairman. Randy seconded and the vote was unanimous with Hank abstaining and Karen voting. Hank nominated Dawn to continue as secretary. Proc seconded and the vote was unanimous.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dawn M. Shaw". The signature is written in dark ink and is positioned below the typed name "Dawn M. Shaw".