

Town Clerk
DRAFT

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES
July 1, 2020

MEMBERS PRESENT: Hank Riehl, Proc Wentworth, Neil Emerson, and alternate Karen Hanides. Participating remotely were chairman Geoff Dowd and Dale Blaine.

The chairman opened with a message about the board's procedure based on the Covid-19 guidelines. Members and the public were social distanced six feet apart. He called the roll of members.

CCE#1 LLC 18/17 304 Sandown Road.

The hearing was continued from June. The request was for a Special Exception to permit additional signage. The applicants- Richard Towne and Bruce Worthen- were represented by Diana Olmstead from Bailey Sign. She showed plans of the proposed sign which showed an overall height of 24ft. where 20 ft. is allowed. Each side will be 114 ft. where 80 is allowed. Hank said it is a 50% increase. Neil said it would have to go to the Building Inspector. Hank reviewed the criteria for a Special Exception for a sign. Neil asked if it would limit the view if it were so close to the ground. The sign is internally lit. Ms. Olmstead asked if they could have more height. Neil said he had no problem with adding another two feet higher – making it 5 ft. off the ground. Ms. Olmstead said it would be a lot more appealing. Neil made a motion to permit a sign to be no more than 24 ft. from the ground with 114 ft. on each side and five ft. off the ground, as shown. Proc seconded the motion. Geoff polled the board and the vote was unanimous to grant the request.

JIM RYDER 9/51

The request was for a variance to permit a two-car garage too close to the side lot line at 258 Kent Farm Road. Mr. Ryder said it will be 21 ft. from the line. It will be two stall with a family room above. There will

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be no plumbing. There is a one-car garage which will be removed. He addressed the criteria for a variance. He said it won't be an eyesore and will be better for the neighborhood. Hank asked why it couldn't be located somewhere else. Mr. Ryder said he would have to move the driveway and any other place would be by the septic and leach field. Karen explained to the applicant that he would be taking a conforming lot and making it non-conforming. Abutter, James Fennessen, said he had no problem with the request. Hank went through the criteria with the applicant. He said the hardship was the layout. Neil made a motion to permit construction of a garage 21 ft. from the side lot line. Proc seconded the motion. Members filled out their variance worksheets. Geoff called for the vote. Neil and Proc voted in favor. Hank, Dale and Geoff voted against. The request was denied 3-2.

PAUL MCKINNON/KELLY HAMEL 3/65

The request was for a variance to permit construction of a deck too close to the rear lot line at 130 Mills Shore Dr. Mr. McKinnon said it will be 18 ft. from the line. It will be built off the sliding door on the Camp Tel Noar side. There was a letter from owners of the camp that they had no objection. Geoff said it is a narrow lot and asked if there were any other place it could be built. Mr. McKinnon said there was no other place. Hank asked the questions for granting a variance. The applicant said it won't alter air quality, abutting houses are 500 ft. away; there will be no harm to the public and no diminution of property values. He said the hardship is that there is ledge under the home. Geoff said there is a limit to what he can do. Proc made a motion to permit construction of a deck, per plan submitted. Neil seconded the motion. Geoff called for the vote. Dale, Proc and Geoff voted in favor. Hank and Neil voted against. The request was granted.

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BRIAN/NICOLE MONTMARQUET 3/34

There was a written request from the applicants to withdraw. Hank made a motion to permit them to withdraw. Dale seconded the motion. Geoff called for the vote. It was unanimous to allow the withdrawal.

BLUEBIRD SELF-STORAGE 12/15

Brian Pratt represented the applicants and owner of the property April-May Realty. The property is located at 664 Route 111 and is 22 acres. He said the lot is going to be subdivided. There was a request for a variance from wetlands for Route 111 Auto Sales. Mr. Pratt said an error had been made mistaking poorly drained soils for very poorly drained soiled soils. When they corrected the setback it was determined that no variance is necessary. Mr. Pratt asked to withdraw. Neil made a motion to allow them to withdraw the wetlands variance request. Dale seconded. Geoff called for the vote. It was unanimous to allow the withdrawal.

BLUEBIRD SELF-STORAGE 12/15

The request was for a variance to permit 25 parking spaces where 225 are required for a proposed self-storage building. Mr. Pratt said parking for self - storage buildings is not addressed in the zoning only for warehouses. He said they only need 15-20 spaces. Geoff showed the plans remotely and they were put on an easel as well. The current site of Little Mexico will become trailer sales. The auto sales building will be removed. Geoff noted that Whitcher Road is still part of the lot. The building will be three stories with 30 ft. aisles. All units will be internally accessed and climate-controlled. Neil said any use changes have to go to the Planning Board. Karen asked if moving trucks could

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turn around. He was told they can. Mr. Pratt said it meets lot coverage. There were no comments from abutters. Hank went over the variance criteria. Geoff asked about employees. There will be only one or two. Geoff said it is reasonable use and the zoning doesn't address it. Proc made a motion to permit 25 parking spaces where 225 are required. The variance applies to the proposed subdivided lot for self-storage, as proposed. Neil seconded the motion. Members filled out their variance worksheets. Geoff called for the vote. The vote was unanimous to grant the request.

BLUEBIRD SELF-STORAGE 12/15

The request was for a building to exceed 35 ft. in height at 664 Route 111. The applicants were represented by Brian Pratt. He said the added height is for a 40 x 40 ft. tower, which will be the office and mechanicals. Most of the three-story building will be 34 ft. 7 in. from grade but the tower will be 40 ft. He said the tower will be for esthetics. There will be no lighting. Geoff said there will be nothing behind it. Hank said there was an email from the Fire Chief that there were no issues. Mr. Pratt went through the criteria for a variance. Neil made a motion to permit a storage building not to exceed 40 ft. in height, per plan submitted. The variance applies specifically to the building in the proposed subdivision. Proc seconded the motion. Geoff called for the vote. The request was granted unanimously.

OTHER BUSINESS

Minutes of the June meeting will be taken up in August.

Respectfully submitted,

