

Agenda  
Town of North Hampton  
Zoning Board of Adjustment  
Tuesday, October 28, 2014 at 6:30pm  
North Hampton Town Hall  
231 Atlantic Avenue  
North Hampton, New Hampshire

- I. Call to order; Pledge of Allegiance; Roll call/Introduction of Members/Alternates; Recording Secretary Report; Swearing in of Witnesses (RSA 673:15); Preliminary Matters; Minutes of previous Meeting – September 30, 2014 Special Meeting.
- II. Alternates and Primary Member vetting process. The candidates will address the Zoning Board and field questions, if any, from the Members.
- III. Unfinished Business:
  1. A Motion for Rehearing as required by RSA 677:2 has been filed by Attorney Peter Imse on behalf of Mary Virginia Weldon requesting the Zoning Board of Adjustment rehear the Historic Runnymede Farm, LLC Appeal and reverse its prior Decision of July 22, 2014 regarding ZBA Case #2014:04. The Motion filed is for Zoning Board Action, Discussion and Vote. No public testimony, input or introduction of evidence will be allowed. This is continued from the September 23, 2014 Meeting.
- IV. New Business:
  1. 2014:10 – Applicant Jarrod Patten, 1 Fern Road, North Hampton, NH 03862. Owner: Same as Applicant; Property location: 1 Fern Road, North Hampton, NH 03862; M/L: 008-023-001; Zoning District: R-1 Residential High Density. The Applicant requests a variance under the provisions of Article IV, Section 405.3 to allow an accessory apartment of 871 square-feet where 800 square-feet is the maximum allowed by Special Exception in a structure which did not exist at the time Article V, Section 513 was adopted.
  2. 2014:11 – Applicant Eric Buck, Terrain Planning & Design, 1 Hardy Road, Bedford, NH 03110. Owner: Two Juniper Road LLC, 1 Woodridge Lane, North Hampton, NH 03862: Property location: Hiltunen, Nash & Maguire Dental Office, 2 Juniper Road, North Hampton, NH 03862; M/L: 017-001-000; Zoning District: I-B/R Industrial Business Residential. The Applicant requests the following variances: 1. Article IV, Section 406.1 – relief from the front yard setback on a lot abutting more than one street. The proposed addition will encroach into the 50-foot front yard setback (all three roads) approximately 21’ 1” into the Woodridge Road setback; encroach 4’ 6” into the Juniper Road setback; encroach 8’ 9” into the Lafayette Road setback. 2. Article IV, Section 406.8 – Landscape buffer. The proposed addition will encroach into the required 10-foot buffer to accommodate adequate parking lot layout and meet the parking lot standard configuration dimension while maintaining a landscape buffer less than 1-foot. 3. Article V, Section 501.5 – Non-conforming Uses – to allow the expansion of a structure on a lot that is non-conforming.
- IV. Other Business:
  1. Communications/Correspondence and Miscellaneous