

The meeting was called to order at 7:35 p.m. Those attending were: Mike Iafolla, Chairman, Bob Fields, Dick Wollmar, Russell Jeppesen, Mark Johnson . The Chairman explained the order of business and introduced the members.

Russell Jeppesen made the motion to approve the minutes from the September 20, 2000 meeting, seconded by Mark Johnson, vote was unanimous.

At the meeting on June 21, the Board voted to decide on the size of the sign for Seacoast Harley Davidson, at 17 Lafayette Road, once the building was erected. The two sizes under consideration were no larger than 50 s.f., and no smaller than 35 s.f. The Chairman requested that the Board members that attended this meeting, Bob Field, Russ Jeppesen, Dick Wollmar, and Mark Johnson, visit the site and give their decisions by Friday, October 13, 2000. A vote was taken at this meeting, the vote was three in favor of the larger sign (Mike Iafolla, Dick Wollmar, and Mark Johnson) those in favor of the smaller sign two (Bob Fields and Russ Jeppesen). Mr. Fields requested that the record show that he voted for the smaller sign solely for the reason that it was closer in configuration with the ordinance.

Case 2000:34 – Alfred G. Clifford, 1 Water Street, Newburyport, for property owned by Craig Schreck, 94 Atlantic Avenue, for a variance to grant whatever variances required to reconstruct a duplex structure including utilities and driveways, and for a variance to Article IV, Section 409.9, to reconstruct existing duplex within 50 feet of inland wetlands. Mr. Clifford spoke for the petition and stated that he would be replacing the existing building with a 2-unit duplex which would be sold, not tenanted. He would decrease the intensity of the site by reducing the need for two offices and two additional rental units; he felt that this would make the site more conforming than the existing building.

Mark Johnson made the procedural motion to amend the application to include two additional variances, 501.2 and 406.4a, (the applicant has amended his request to have these two variances included in his decision), seconded by Dick Wollmar, vote was two in favor, Mark Johnson and Dick Wollmar, two opposed Bob Fields and Russ Jeppesen, the Chairman broke the tie, and voted in the affirmative, motion carried.

Mark Johnson then made the motion to grant the variances as specified in the amended petition, 501.2, 406.4a and 409.9, seconded by Dick Wollmar, vote was two in favor, Mark Johnson and Dick Wollmar, two opposed, Bob Fields and Russ Jeppesen, the Chairman voted in favor, motion carried.

Case 2000:35 – Mark & Kimberly Bougie, 15 Goss Road, for a variance to Article IV, Section 406, to permit an addition of a single car garage and family room, leaving a setback of 28 feet where 35 is required.

Jack Hippbern spoke for the petition, as the residents were away on vacation. He stated that the addition would be doubling the size of their garage, as well as adding on a family room. A motion was made by Russ Jeppesen to approve the variance as long as it doesn't conflict with the covenants of the subdivision, seconded by Mark Johnson, vote was 4-0. Mr. Jeppesen stated that the Building Inspector would check the covenants before issuing the permit.

Case 2000:36 – Glendon & Eileen Dalton, 119 Exeter Road, for a variance to Article IV, Section 406 for construction of addition and garage closer than the 35' required.

The applicant submitted a request in writing to withdraw their application which was received at the Town Office on October 13, 2000.

Case 2000:39 – Health Emergency, Carolyn Vinica, 99 Mill Road, for failed septic system, to redesign and replace with new system. This case was added a few days before the meeting, as it was a health emergency. The Chairman asked the Building Inspector to continue this to the next meeting (November 15, 2000) as abutters need to be notified.

The following is an addition to the original version of the minutes, requested by Mr. Field. At the conclusion of the published agenda, the Chairman stated that he had been requested by the Selectmen to have the Board address certain procedural matters which had arisen at a recent Planning Board Meeting and which relate to property owned by James Jones at 120 Lafayette Road, North Hampton. Mr. Field expressed concern about conducting public business that, in his opinion, had not been properly noticed and placed on the agenda. Shortly following such expression, the landowner and his legal counsel and other persons in attendance, including the Town Building Inspector, were either summoned and/or came forward for the purpose of discussing the matter of concern to them with the Board. Mr. Field again expressed reservation that the legitimacy of such process if pursued could be questioned.*

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Tina Kinsman
Recording Secretary

*Without minimizing member Fields' concerns, it should be noted that the dissemination of procedural information has occurred in numerous other occasions. This practice has been reviewed by council.