

The meeting was called to order at 7:30 p.m. Those attending were: Mike Iafolla, Chair, Bob Field, Dick Wollmar, Russell Jeppesen and Mark Johnson.

Minutes of August 29, 2001

A motion was made to approve the minutes, as amended, seconded by Bob Field, unanimous.

Case 2001:34 – J. Merrill & Shelley Lord, 181 Mill Road, Requests a variance to Article IV, Section 406 for a building lot with 80' of frontage where 175' is required.

Susan Manchester from Sheehan Phinney Bass & Green presented a brief overview of the plan; she then presented the "Five Findings of Fact;" a copy was submitted for the record. Susan stated that the applicant is entitled to a variance under the findings of the Simplex case. Lori Cotter spoke against the petition; she did not want 5 house lots, and felt that all the lots should have the required 175 feet of frontage. Russell Jeppesen stated that the issue was not the number of house lots to be permitted, it was the relief from the 80 feet of frontage. Susan Manchester, in rebuttal, stated that these issues will be raised at the Planning Board. Mike read the Doskocil letter for the record. Dick Wollmar made the motion to permit the variance provided the rural character is maintained as represented by the conservation easement and to incorporate jurisdictional wetlands line be granted as a conservation easement to the TOWN OF NORTH HAMPTON, seconded by Russell Jeppesen, vote was 2-2, Mike Iafolla broke the tie and voted in favor, motion passes, 3-2 with Mark Johnson and Bob Field voting no. The Chairman advised the public that any appeal to this decision must be filed within 30 days of the decision.

Case 2001:35 – 180 Lafayette Road, Rick Fucci, for a Special Exception for construction of storage units in the IB/R zone.

James Noucas, attorney representing Rick Fucci, stated that they were ready to proceed as a variance; the application had been advertised as a Special Exception; Bob Field stated that the Board could not hear the applicant's request as a variance. Mike Iafolla stated that the application would be renoticed as a variance, for a special meeting to be held on October 3, 2001.

Case 2001:36 – 33-49 Lafayette Road, (North Hampton Factory Outlet), Home Depot, W/S North Hampton BB/LLC, for a variance to Article V, Section 506.2(d) & 506.3(e) for four (4) wall signs totaling 402 square feet where two (2) wall signs totaling 24 square feet are allowed by the ordinance and placement of a 20 s.f. sign upon a poly hoop structure with fabric covering (awning)

Attorney Bernie Pelech, spoke for the petition. He stated that the size of the sign was less than 3% of the total size of the building; he spoke to the five findings of fact and stated that the plans for the road signs have been submitted to the Building Inspector. Phil Wilson spoke against the petition; he asked for alternatives to the standard fair of signs. Alan Brandt also spoke against the petition; and asked that the Board deny the request. Mark Johnson made a motion to deny the request as presented; work on something different, seconded by Russell Jeppesen. Vote was 2-2; Mike voted to break the tie, 3-2 motion passes with Bob Field and Dick Wollmar, voting against. Bob Field made a motion to approve as submitted, seconded by Dick Wollmar, vote was 3-2, with Russell Jeppesen and Mark Johnson voting against. There is a 30-day appeal period.

Case 2001:37 – Appeal of Administrative Decision, by Rhonda Martin & Marilyn Henkel, 6 Glendale Road, for granting of a variance to James & Deborah Hallinan, of 8 Glendale Road The applicant filing the appeal stated that they and the homeowners had agreed to a 10 foot setback and that there was a typographical error in the notice of decision; they then withdrew their request for an appeal. The secretary will issue a letter stating the correction of the error.

Case 2001:38 – 2 Beau Monde Drive, Kevin & Inger Gregory, for a variance to Article IV, Section 406.9 that the identified consolidated lot was a lot of record before March 10, 1992. Mike Donahue spoke for the petition; he stated that an appeal had been filed by Mr. Atkins, but that the applicant would be addressing the same issue, Mr. Atkins then withdrew his appeal. The Planning Board had decided to accept it as a legitimate backlot subdivision; it was a 20 acre lot that would be subdivided into two separate lots. Mike Donahue then presented the “five findings of fact.” Cynthia Jenkins, an abutter, speaking against the petition, stated that it was a prior finding of fact by Superior Court and Supreme Court that this would diminish the value of two residences, and it was contrary to the public interest. Chris Wade spoke for the petition; that it was a good proposal. A motion was made to approve as requested, seconded by Dick Wollmar, conditional on satisfying the Conservation Commission, vote was 3-1, Bob Field voting against.

The following two cases are being continued to a time and date certain, Wednesday, October 3, 2001. Abutters are to be renotified.

Case 2001:39 – 289 Atlantic Avenue, Jane Kirk, for a Special Exception to Article IV, Section 405, & Article V, Section 507 for a home occupation, a beauty salon.

Case 2001:40 – 120 Atlantic Avenue, Edward & Amy Hopkins, applicant, Kathleen & Barry Dyke, owners, for a Special Exception to Article V, Section 507, for a home occupation, dressmaking, by appointment.

The meeting adjourned at 11:00 p.m.

Respectfully submitted,

Tina Kinsman
Recording Secretary