



**Meeting Minutes  
Town of North Hampton  
Zoning Board of Adjustment  
Thursday, December 10, 2015 at 4:00 pm  
Town Hall, 231 Atlantic Avenue  
North Hampton, NH 03862**

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8 **These Minutes were prepared as a reasonable summary of the essential content of the Meeting, not as a**  
9 **transcription. All exhibits mentioned, or incorporated by reference, in these Minutes are a part of the official**  
10 **Case Record and available for inspection at the Town Offices.**

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12 **Attendance:**

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14 **Members present:** David Buber, Chair; Phelps Fullerton, Vice Chair, George Lagassa,  
15 Charles Gordon and Jonathan Pinette (5)

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17 **Members absent:** Mark L. Janos

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19 **Alternates present:** Jonathan Pinette (1)

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21 **Administrative Staff present:** Tami Gilmartin , “acting as” Recording Secretary.

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23 Chair Buber Called the Meeting to Order at 4:05 pm and introduced all members and alternate members  
24 to the Board.

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26 **Recording Secretary Report** - Ms. Gilmartin reported that the September 22, 2015, Meeting Agenda was  
27 properly posted at the Library, Town Clerk’s Office, Town Office and on the Town’s website.

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29 Chair Buber asked the Board to review and approve minutes from the September 22, 2015 meeting.

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31 Mr. Lagassa mentioned line 120 should read AIR B N B’s. Change was noted. Mr. Buber questioned  
32 whether the “North Hampton Zoning Board of Adjustment Vacancy Administrative Procedure”, line 582,  
33 was officially adopted. Mr. Buber referenced RSA 673:12 and questioned the definition of “temporary”  
34 defined as a period of time not to exceed 90 days. Board decided to postpone this discussion until the  
35 January meeting on January 26, 2016.

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37 **Vice Chair Phelps Fullerton read the agenda for the December 10, 2015 Zoning Board of Adjustment**  
38 **Meeting .**

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40 **Mr. Buber swore in all those in attendance who would speak regarding any information pertinent to items**  
41 **on the agenda. This included: Carl Walker, Abutter, Dieter Ebert, Owner, Denise Littlefield, Abutter, Rollins**  
42 **Hill Development, LLC, Joseph Coronati, Vice President, Jones & Beach Engineers.**

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Disclaimer – these minutes are prepared by the Recording Secretary within five (5) business days as required by NH  
RSA 91A:2, II. They will not be finalized until approved by majority vote of the Zoning Board of Adjustment.

45 **New Business**

46 Mr. Coronati, of Jones & Beach Engineers, Inc., Stratham, NH, began his presentation from the  
47 podium on Case #2015-07.

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- 49 **1. Case #2015:07 – Applicants, Dieter Ebert, 12 Cedar Road, North Hampton, NH and Rollins Hill**  
50 **Development, LLC, PO Box 432, Stratham, NH 03885 for property located at Goss Road Rear;**  
51 **M/L 015-019 and 015-024; Zoning district – R-2, request a Variance to Article V, Section 501.2 –**  
52 **expansion of a non-conforming use. The Applicants request the Variance per Condition #3 of a**  
53 **Conditional Approval of a lot line adjustment from the Planning Board on April 7, 2015.**

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55 Mr. Coronati generally described the property in question as a section of a large parcel of land, less than  
56 one acre, in North Hampton, NH, owned by Rollins Hill Development, LLC and being deeded to Dieter  
57 Ebert, and generally described their request for relief from Article 5 section 501.2. Mr. Coronati had a  
58 map available, and reviewed the five criteria as requested by Mr. Buber, RSA 674:33-5. Mr. Coronati read  
59 the attachment to his application “Criteria for a variance: Article 5 Section 501.2”, outlining for all present  
60 how this variance meets the criteria.

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62 Following the presentation, Mr. Buber asked for comments and questions from the Board. George  
63 Lagassa asked if the client received a tax bill for M/L 15/24, property in question.

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65 Carl Walker, of 68 Winnicut Road, North Hampton, NH, spoke from the podium to address his concerns.

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67 His concerns are how his “right of way” use will be affected. Mr. Coronati confirmed that this will “not”  
68 affect Mr. Walker’s property, referencing the map to show where Mr. Walker’s property falls in relation  
69 to M/L 15/24.

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71 Dieter Ebert, of 12 Cedar Road, North Hampton, NH, discussed use of “right of way” from the podium,  
72 confirming that he shares this “right of way” with Mr. Walker. Mr. Ebert confirmed that this deeding of  
73 property will not affect the “right of way use”.

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75 Mr. Buber asked for comment and questions from the Board. There were no questions and comments.

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77 Denise Littlefield of 152 New Road, Newmarket, NH, spoke from the podium to address her concerns.  
78 She asked Mr. Coronati to point out her property on the “map”. Mr. Coronati attempted to point out her  
79 property, although located in Stratham, and confirmed that this property “swap” will not affect her  
80 property.

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82 Mr. Buber asked for confirmation from Rollins Hill Development LLC. A representative from Rollins Hill  
83 Development LLC, confirmed that this property transfer will have no effect on the property of Denise  
84 Littlefield, of 152 New Road, Newmarket, NH.

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86 Mr. Buber closed the public portion of the hearing at 4:35 pm and invited discussion from the Board.

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88 Mr. Buber asked if there were any questions/discussion from the Board. There was no discussion.

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90 George Lagassa moved to approve the request for a variance from Section 501.2. The variance was  
91 approved with a vote of 5-0-0.

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93 Phelps Fullerton made a motion to adjourn. Jonathan Pinette seconded the motion.

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95 The meeting was adjourned at 4:38 pm.

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98 Respectfully submitted,

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100 Tami Gilmartin "acting" Recording Secretary

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