



**Meeting Minutes
Town of North Hampton
Zoning Board of Adjustment
Tuesday, July 26, 2016 at 6:30pm
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 Case
10 Record and available for inspection at the Town Offices.

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12 **In attendance:** Charles Gordon, Chair; Phelps Fullerton, Vice Chair; Members Mark Janos, George
13 Lagassa, and Jonathan Pinette; Alternate members Dennis Williams and Robin Reid; and Recording
14 Secretary Rick Milner.

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16 Chair Gordon called the meeting to order at 6:30 pm.

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18 **I. New Business.**

- 19 **1. Case #16:03 – Applicant, Annette Lee, 2 Elm Road, North Hampton, NH 03862.** The applicant
20 requests a variance from Section 405 of the Town of North Hampton Zoning Ordinance to allow
21 a 79 space parking area within the R-1, Residential High Density District for overflow event
22 parking associated with activities and functions at the Throwback Brewery business located
23 within the I-B/R, Industrial-Business/Residential District. Property Owners: Annette Lee and
24 Nicole Carrier, 2 Elm Road, North Hampton, NH 03862; Property Location: 2 Elm Road, North
25 Hampton, NH 03862; M/L: 013-009-000; Zoning District: I-B/R, Industrial–Business/Residential
26 District, and R-1, Residential High Density District.

27
28 In attendance for this application:

29 Annette Lee, applicant.

30 Mr. Gordon opened the public hearing.

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32 Ms. Lee addressed the Board. Ms. Lee stated that the Throwback Brewery business intended to expand
33 its building, event areas, and parking to accommodate increased customer traffic and an increased
34 customer interest to hold events/functions at the site. A site plan has been presented to the Planning
35 Board which includes overflow event parking to be placed on the section of the property which lies
36 within the R-1 zoning district. The placement of the overflow parking in this location requires a variance
37 from the Zoning Board of Adjustment (ZBA). Based on feedback from the Planning Board and neighbors
38 regarding the parking areas and appropriate screening, the Throwback Brewery business is currently
39 reevaluating its plan in an effort to create a plan that addresses the concerns of the neighbors and the
40 Planning Board. Ms. Lee requested that the ZBA postpone consideration of the variance request until
41 the August 23, 2016 ZBA meeting.

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43 Mr. Gordon presented to the Board Ms. Lee’s signed written request to postpone the matter until the
44 August 23, 2016 meeting.

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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.

47 **Mr. Janos moved that the ZBA grant the request to postpone consideration of the variance request to**
48 **allow a parking area within the R-1 zoning district at the Throwback Brewery property and continue**
49 **the public hearing to the August 23, 2016 meeting. Second by Mr. Pinette. The vote was unanimous in**
50 **favor of the motion (5-0).**

51

52 **II. Other Business.**

53 Mr. Gordon presented the minutes of the June 28, 2016 meeting.

54 **Mr. Lagassa moved that the ZBA accept the minutes of the June 28, 2016 meeting as written. Second**
55 **by Mr. Pinette. The vote was unanimous in favor of the motion (5-0).**

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57 Mr. Gordon presented information from the New Hampshire Municipal Association (NHMA) regarding
58 its annual legislative policy conference. Mr. Gordon suggested that Board members review the
59 information and send any individual comments to Jim Maggiore, the Town of North Hampton
60 conference delegate.

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62 **Mr. Lagassa moved to adjourn the meeting at 6:40 pm. Second by Mr. Fullerton. The vote was**
63 **unanimous in favor of the motion (5-0).**

64 Respectfully submitted,

65

66

67

68 Rick Milner

69 Recording Secretary