



AGENDA
TOWN OF NORTH HAMPTON
Zoning Board of Adjustment
Tuesday, January 26, 2021 at 6:30pm
North Hampton Town Hall
231 Atlantic Avenue
North Hampton, New Hampshire

- I. **Call to order; Pledge of Allegiance; Introduction of Members/Alternates; Recording Secretary Report; Swearing in of Witnesses (RSA 673:15); Minutes of previous meeting – October 27, 2020. Preliminary Matters.**

II. **New Business:**

Case #21:01 – Applicants: Stephen and Nancy Gosselin, 56 South Road, North Hampton, NH 03862; and Justin and Tracy Douglass, 58 South Road, North Hampton, NH 03862. The Applicants request a variance from Town of North Hampton Zoning Ordinance Section 203.1 Yard and Lot Requirements to allow less than the required minimum lot area for lot associated with a proposed lot line adjustment. Property Owners: Stephen and Nancy Gosselin, 56 South Road, North Hampton, NH 03862; and Justin and Tracy Douglass, 58 South Road, North Hampton, NH 03862; M/L: 004-025-000 and 004-026-000; Zoning District R-1, High Density District.

Case #21:02 - Applicant: Brent Flemming, Norse Properties, LLC, 331 Exeter Road, Hampton Falls, NH 03844. The Applicant requests a variance from Town of North Hampton Zoning Ordinance Section 203.1 Yard and Lot Requirements to allow a structure (raised leach field) within the side yard structural setback. Property Owner: Norse Properties, LLC, 331 Exeter Road, Hampton Falls, NH 03844; M/L: 007-119-000; Zoning District I-B/R, Industrial – Business/Residential District.

Case #21:03 – Applicant: 28 Cedar Road, LLC, P.O. Box 1740, North Hampton, NH 03862. The Applicant requests a variance from Town of North Hampton Zoning Ordinance Section 202.9 to allow expansion of non-conforming residential use. Property Owner: 28 Cedar Road, LLC, P.O. Box 1740, North Hampton, NH 03862; Property Location: 28 Cedar Road; M/L: 007-050-000; Zoning District: I-B/R, Industrial – Business/Residential District.

Case #21:04 – Applicant: North Hampton Conservation Commission, 233 Atlantic Avenue, North Hampton, NH 03862. The Applicant requests variances from Town of North Hampton Zoning Ordinance Section 203.1 Yard and Lot Requirements to allow less than the required minimum frontage for rear lot and Section 203.16 Wetlands-Minimum Lot Area to allow more than fifty percent of front lot area to include wetlands for lots associated with a proposed subdivision of property. Property Owner: Walter E. Nordstrom, 14027 Barnett Place, Fishers, IN 46038; M/L: 017-071-000; Zoning District R-1, High Density District.

Respectfully submitted,

Mark Janos, Chair