



Meeting Minutes
Site Walk
North Hampton Zoning Board of Adjustment
Tuesday, November 2, 2021 at 3:00pm
Tax Map/Lot 008-024-000, 50-52 Lafayette Road

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

Case #21:07 – Applicants: Millie Bauer, LLC, Scott Prince, and Jarrod Patten, 50-52 Lafayette Road and 1 Fern Road, North Hampton, NH 03862. The Applicants request the following relief:

- a. Administrative Appeal regarding approval of existing wall construction within the side yard structural setback,
- b. Equitable Waiver to allow existing wall construction within the side yard structural setback, or
- c. Variance to allow existing wall construction within the side yard structural setback.

Property Owners: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH 03862; and Jarrod Patten, 1 Fern Road, North Hampton, NH 03862; Property Locations: 50-52 Lafayette Road and 1 Fern Road, North Hampton, NH 03862; M/L: 008-024-000 and 008-023-001; Zoning Districts: I-B/R, Industrial – Business/Residential District, and R-1, High Density District.

Applicants: Millie Bauer, LLC, and Scott Prince, 50-52 Lafayette Road, North Hampton, NH 03862. The Applicants request a variance from Town of North Hampton Zoning Ordinance Section 202.2 Permitted Uses in R-1 High Density District to allow commercial storage in the R-1 High Density District. Property Owner: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH 03862. Property Location: 50-52 Lafayette Road; M/L: 008-024-000; Zoning Districts: I-B/R, Industrial – Business/Residential District, and R-1, High Density District.

Applicants: Millie Bauer, LLC, and Scott Prince, 50-52 Lafayette Road, North Hampton, NH 03862. The Applicants request a special exception as required by Section 202.4 of the Town of North Hampton Zoning Ordinance to allow motor vehicle service facility use on the property. Property Owner: Millie Bauer, LLC, 16 Woodknoll Drive, North Hampton, NH 03862. Property Location: 50-52 Lafayette Road; M/L: 008-024-000; Zoning Districts: I-B/R, Industrial – Business/Residential District, and R-1, High Density District.

In attendance – ZBA: Robin Reid, Vice Chair; Members Rick Stanton, Audrey Prior, and Bill Clifford; Alternate Member Dennis Williams; and Rick Milner, Recording Secretary.

In attendance – Applicant: Greg Bauer, property owner; Tim Phoenix, attorney; and Scott Prince, applicant.

In attendance – Some members of the public.

Vice Chair Reid called the site walk to order at 3:00pm at Map/Lot 008-024-000 site.

Mr. Phoenix presented the proposed site plan for change of use and site improvements on the 50-52 Lafayette Road property. Mr. Phoenix led a walk around the property which included the following areas:

- 46 a. parking area,
- 47 b. septic field,
- 48 c. southerly side of maintenance building with existing retaining wall and access area,
- 49 d. existing fuel storage shed within the R-1 Zoning District section of the property,
- 50 e. existing duplex home and associated tree plantings,
- 51 f. existing granite block storage area within the R-1 Zoning District section of the property,
- 52 g. the gravel surfaced area proposed to be used for commercial storage within the R-1 Zoning District
- 53 section of the property,
- 54 h. location of existing sheds moved outside of the wetlands buffer zone,
- 55 i. existing drainage pond, and
- 56 j. truck and equipment storage areas.
- 57
- 58 The Board members discussed with the applicants how different features indicated on the site plan
- 59 relate to the actual site conditions observed on the property during the site walk.
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- 61 The site walk was adjourned at 3:32pm without objection.
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- 63 Respectfully submitted,
- 64
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- 66
- 67 Rick Milner, Recording Secretary