



Meeting Minutes
Town of North Hampton
Zoning Board of Adjustment
Wednesday, December 12, 2018 at 6:30pm
Town Hall, 231 Atlantic Avenue
North Hampton, NH 03862

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

In attendance: George Lagassa, Chair; Mark Janos, Vice Chair; Members Jonathan Pinette, and David Buchanan; Alternate Member Bill Clifford; and Recording Secretary Rick Milner.

I. Preliminary Matters.

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

Mr. Clifford was seated for Mr. Bernardo.

Mr. Lagassa presented the minutes of the October 23, 2018 meeting.

Mr. Pinette moved that the ZBA accept the minutes of the October 23, 2018 meeting as written.

Second by Mr. Buchanan. The vote was 4-0-1 in favor of the motion with Mr. Clifford abstaining.

II. New Business.

A. Case #18:05 – Applicants: Tim and Nancy Breen, 63 Leavitt Road, Hampton, NH 03842. The Applicants request a special exception as required by Section 405.3.2 of the Town of North Hampton Zoning Ordinance to allow light manufacturing use (machine shop making precision parts) on the property. Property Owner: JLCL Real Estate Development, LLC, 39 Cedar Road, North Hampton, NH 03862; Property Location: 35 Cedar Road; M/L: 007-054-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Tim and Nancy Breen, applicants; Charles Lamprey, Jr., owner.

Tim Breen was sworn in.

Mr. Breen addressed the Board. Mr. Breen presented application materials to the Board which included a site plan, building design drawings, and a floor plan for the proposed machine shop. Mr. Breen stated that his proposed business conducts light manufacturing of small precision parts for the connector and medical supply industries. Mr. Breen stated the following aspects of the business:

- a. minimal impact on the environment
- b. almost all materials are recycled
- c. little or no noise impact outside of the building
- d. machines cut and mill materials such as steel, brass, and aluminum of a softer grade
- e. approximately four to five employees
- f. four machines will operate inside the unit.

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. Lagassa asked for clarification regarding the noise levels of the machines used.

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49 Mr. Breen stated that the noise produced by the machines is minimal. The noise is similar to a car
50 running in a garage. Ear plugs are not even necessary.

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52 Mr. Lagassa asked for clarification regarding the character of the surrounding neighborhood.

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54 Mr. Breen stated that the business abuts the Home Depot shopping center, the old railroad line, and
55 other commercial buildings.

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57 Mr. Clifford asked for clarification regarding possible traffic impacts in the area.

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59 Mr. Breen responded that he does not have customers visiting the business. Traffic would be limited to
60 occasional material deliveries and product shipments. Many times, he personally goes to the local
61 delivery company store to drop off product.

62
63 Mr. Janos asked if there was adequate on-site parking for the business.

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65 Mr. Milner explained that the parking has been evaluated as sufficient by the Building and Planning
66 Departments. Parking requirements for the site will be evaluated on an ongoing basis as new tenants
67 request occupancy.

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69 Mr. Lagassa asked for comments from the public. No comments were made. Mr. Lagassa closed the
70 public hearing at 6:41pm.

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72 **Mr. Pinette moved that the Zoning Board of Adjustment grant a special exception as required by**
73 **Section 405.3.2 of the Town of North Hampton Zoning Ordinance to allow a light manufacturing use**
74 **(machine shop making precision parts) on the property located at 35 Cedar Road. Second by Mr.**
75 **Clifford. The vote was unanimous in favor of the motion (5-0).**

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77 **Mr. Buchanan moved to adjourn the meeting at 6:42pm. Second by Mr. Janos. The vote was**
78 **unanimous in favor of the motion (5-0).**

79
80 Respectfully submitted,

81
82
83
84 Rick Milner
85 Recording Secretary