



**Meeting Minutes**  
**Town of North Hampton**  
**Zoning Board of Adjustment**  
**Wednesday, December 11, 2019 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:** Mark Janos, Chair; Members David Buchanan and Robin Reid; Alternate Members Bill Clifford and Audrey Prior; and Recording Secretary Rick Milner.

**I. Preliminary Matters.**

Chair Janos called the meeting to order at 6:35pm.

Ms. Prior was seated for Mr. Bernardo. Mr. Clifford was seated for Mr. Pinette.

Mr. Janos presented the minutes of the September 24, 2019 meeting.

**Mr. Buchanan moved that the ZBA accept the minutes of the September 24, 2019 meeting as written. Second by Ms. Reid. The vote was unanimous in favor of the motion (5-0).**

**II. New Business.**

**A. Case #19:06 – Applicant: Peter Goodrich, 148 Prescott Road, Brentwood, NH 03833.** The Applicant requests variances from Section 203.1 - Yard and Lot Requirements of the Town of North Hampton Zoning Ordinance to allow construction of a building addition within the structure setbacks and from Section 202.9.B – Non-Conforming Uses to allow expansion of a non-conforming use. Property Owner: Friends of Centennial Hall, Inc., P.O. Box 200, North Hampton, NH 03862. Property Location: 105 Post Road; M/L: 014-049-000; Zoning District: R-1, High Density District.

In attendance for this application:

Peter Goodrich, project manager; Eric Weinrieb, engineer.

All potential witnesses for Case #19:06 were sworn in.

Mr. Goodrich addressed the Board. Mr. Goodrich presented a site plan and architectural rendering for a proposed building addition associated with Centennial Hall at the 105 Post Road property which indicated that the proposed building addition would be located approximately six (6) feet from the easterly lot line adjacent to the United Church of Christ property and approximately fifteen (15) feet from the southerly lot line adjacent to the Town of North Hampton property along the corner of Atlantic Avenue and Post Road. The building addition would be approximately the same length as the existing building along the north to south side and slightly less in height as the existing building. Mr. Goodrich noted the following building addition features:

- a. The primary goal of the project is to provide access to a 225-person assembly hall on the second floor for a variety of purposes and functions.
- b. Add ADA accessible elevator and code compliant stairs to all floors of the building.
- c. Add bathrooms on all floors.

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 d. Catering kitchen within the addition.

48 e. Provide more space for tenants. Building is now at full capacity.

49  
50 Mr. Milner stated that it appeared from the architectural rendering that the building addition would  
51 exceed the 35 feet allowed by the zoning ordinance.

52  
53 Mr. Goodrich stated that the building addition will most likely exceed 35 feet in height.

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55 Mr. Milner stated that an additional variance to allow a structure height in excess of 35 feet will be  
56 needed.

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58 Arthur Nadeau, a member of the United Church of Christ, addressed the Board. Mr. Nadeau stated that  
59 the church council would like more structural details submitted, such as an elevation plan, in order to  
60 properly evaluate the impact of the proposed building addition on the abutting church property. Mr.  
61 Nadeau stated the following concerns expressed by the church council regarding a proposed building  
62 addition:

63 a. close proximity of the proposed addition to the fire lane surrounding the church on the church  
64 property,

65 b. disruptions to the flow of traffic or to church services caused by construction so close to the church  
66 property, and

67 c. increased occurrences of current activities, increased parking demand, and increased septic system  
68 demand.

69  
70 Mr. Milner stated that the project would also require a site plan approval from the Planning Board.  
71 Many of the church council's concerns, such as increased parking demands, would be addressed during  
72 a Planning Board review.

73  
74 Mr. Weinrieb stated that the septic system shared by Centennial Hall and the church has a 1300 gallon  
75 per day capacity. Mr. Weinrieb further stated that the project would actually increase the width of the  
76 travel lane around the church building. Safety would be improved. The ability to stop and drop people at  
77 entrances of any building would not be impeded.

78  
79 Mr. Goodrich stated that he has amicable communications with the church. He understands that the  
80 travel lane must remain open during construction of the addition. Construction can be scheduled  
81 around church services if adequate prior notice is given.

82  
83 Ms. Reid asked why the addition was proposed for the side of the existing building and not the rear of  
84 the building.

85  
86 Mr. Goodrich stated that connection and flow of the proposed addition with layout of the existing floors  
87 worked better from the side of the building.

88  
89 Ms. Reid stated that it is not logical to make a decision on setbacks when:

90 a. There is elevation plan and architectural design information missing.

91 b. There are height issues that may also need to be addressed.

92 In her opinion, it is reasonable for the Board to ask for more information prior to making a decision.

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Mr. Janos stated that he agrees that there is important building plan information missing from the application. The Board should consider all possible variances needed as part of the same application packet. He suggested that the applicant submit a proposal that contains all information for the Board to make a complete decision on the entirety of all forms of relief necessary to move forward with the proposed building addition project. Mr. Janos further suggested that the applicant should request a continuance in order to prepare a more complete proposal.

Ms. Reid suggested that any new application packet include information regarding how stormwater drainage will be addressed on the site.

Mr. Goodrich requested that the Board continue consideration of Case #19:06 to the January 28, 2020 meeting date.

**Ms. Prior moved that the Zoning Board of Adjustment continue Case #19:06 to the January 28, 2020 meeting date as requested by the applicant. Second by Mr. Clifford. The vote was unanimous in favor of the motion (5-0).**

**Mr. Clifford moved to adjourn the meeting at 7:23pm. Second by Ms. Reid. The vote was unanimous in favor of the motion (5-0).**

Respectfully submitted,

Rick Milner  
Recording Secretary