



**Meeting Minutes
Town of North Hampton
Zoning Board of Adjustment
Tuesday, August 24, 2021 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: Jonathan Pinette, Chair; Robin Reid, Vice Chair; Members Rick Stanton and Audrey Prior; and Recording Secretary Rick Milner.

I. Preliminary Matters.

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

Mr. Pinette presented the minutes of the March 23, 2021 meeting.

Ms. Reid moved that the ZBA accept the minutes of the March 23, 2021 meeting as written. Second by Mr. Stanton. The vote was unanimous in favor of the motion (4-0).

II. New Business.

1. Case #21:06 – Applicant: Dylan Kimmel, Northeast Integration, LLC, 212 Lafayette Road, North Hampton, NH 03862. The Applicant requests a special exception as required by Section 202.4 of the Town of North Hampton Zoning Ordinance to allow light manufacturing use (control system assembly) on the property. Property Owner: 212 Lafayette, LLC, 212C Lafayette Road, North Hampton, NH 03862. Property Location: 212 Lafayette Road, North Hampton, NH 03862; M/L: 021-029-000; Zoning District: I-B/R, Industrial – Business/Residential District.

In attendance for this application:

Dylan Kimmel, property owner.

Mr. Pinette announced that only four Board members were present at the meeting. An affirmative vote of three members was necessary for a special exception to be granted. Mr. Pinette offered the applicant the option of postponing the case until a later date when a full five member Board was in attendance or proceeding with the case at the present time.

Mr. Kimmel stated that he wished to proceed with the case at the present time. Mr. Kimmel was sworn in.

Mr. Kimmel addressed the Board. Mr. Kimmel stated that his company recently purchased the 212 Lafayette Road property. The company designs, builds, and installs industrial control systems. The company intends to assemble control panels at the 212 Lafayette Road property. Mr. Kimmel requested that a special exception be granted to allow the light manufacturing use within the building on the property.

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Mr. Kimmel presented the following information to the Board:

- a. a site plan indicating the location of buildings and storage containers/tents on the property,
- b. a narrative letter explaining the nature of the business, and
- c. pictures showing the type of control panels and parts used during assembly.

Mr. Kimmel addressed the two criteria for granting a special exception identified in the Town of North Hampton Zoning Ordinance.

1. The Special Exception, if approved, shall not diminish the value of surrounding properties. The business will have no more than five employees working at the site. The assembly use will have little or no impact to the surrounding neighborhood. Outside storage will be limited to the storage containers/tents on the site. The proposed activities will produce less noise than the previous engine repair business on the site.

2. The Special Exception, if approved, shall not unreasonably adversely affect the public interests, safety, health, or welfare.

No hazardous chemicals or materials will be stored on the site. No additional lighting will be added to the site. The proposed activity is an assembly process. Manufacture or processing of raw materials will not occur on the site.

Ms. Reid stated that the proposed business is a good fit for the Industrial-Business/Residential zoning district. The activities will produce little noise and have a low impact on abutting properties.

Mr. Pinette noted that there was no member of the public present at the meeting to make comment on the application. Mr. Pinette closed the public hearing at 6:54pm.

Mr. Stanton moved that the Zoning Board of Adjustment grant a special exception to allow light manufacturing use (control system assembly) on the property located at 212 Lafayette Road as represented in the application presented to the Board. Second by Ms. Prior. The vote was unanimous in favor of the motion (4-0).

III. Other Business.

Ms. Reid presented information from the June 24 meeting of the various land use boards.

Ms. Reid moved to adjourn the meeting at 7:01pm. Second by Ms. Prior. The vote was unanimous in favor of the motion (4-0).

Respectfully submitted,

Rick Milner
Recording Secretary