

HAMPSTEAD BOARD OF ADJUSTMENT MINUTES  
DECEMBER 6, 2012

Members present: Kristin Yassenka, Geoff Dowd, Neil Emerson, John Lisien, Dale Blaine and alternate Don Reese.

The purpose of the hearing was to consider the request for a rehearing submitted by Scott W. Lancaster. The applicant was denied a variance in November to permit a two-lot subdivision with frontage on a private road for property located at 18 Lighthouse Lane, Hampstead, NH in the Recreational and Residential Zones, Map 11 Parcel 60. The application for a rehearing was submitted on November 29, 2012. Members were mailed a copy of the filing in order to have the opportunity to read the entire packet in preparation for the hearing. Geoff stepped down and Don sat in. Dale had questions about the bus that was referenced in the motion. He said it was probably one of the smaller buses and not the typical school bus. He also asked about the trash trucks and mail trucks and whether they were town vehicles. He asked if the town was treating it as other than a town road. Neil said trash pickup is by the town. John said the road is not built to subdivision standards. He said he did not agree with the pie chart submitted with the application for rehearing. Neil asked – if we have questions, why not have a rehearing? Kristin cited the condition of the road and said the town doesn't intend for more houses to be built on a road that completes itself over the Keating's land. Don said he did not see any new information in the application. He said the town does have developments on sub-standard roads but that doesn't mean we need to encourage more. Dale said he saw no new information. John agreed. He said the application restated the information and view but that there was nothing new. Kristin said there could be a rehearing if there was a perception the board had erred. She said she did not see any evidence that the board made the wrong decision. Neil said he felt there were some questions about hardship and said the applicants had stated they would make the road wider. He said the board is covered if they grant a rehearing. He said they are only talking about a one-lot subdivision. He said he had no doubt about his decision. Don said the board made its decision based on the information before them and should only grant a rehearing if there is new evidence. John made a motion to grant a rehearing. Neil seconded the motion. The vote was 1-4 to deny the request for rehearing. Kristin and Dale based their vote on the fact there was no new evidence presented and there were no errors made in the previous decision.

**OTHER BUSINESS**

Minutes – The minutes of the November hearing were unanimously approved as written.

Elections – Kristin nominated Geoff as chairman for the upcoming year. Neil seconded and the vote was unanimous. Geoff nominated Kristin vice-chairman. John seconded and the vote was unanimous. Kris nominated Dawn recording secretary. Neil seconded and the vote was unanimous.

February meeting – Kristin and Neil will be away in February – leaving only three regular board members and an alternate.

**APPROVED**

Respectfully submitted,

*Dawn M. Shaw*