

<b>ZONING BOARD OF ADJUSTMENT</b>	<b>DECEMBER 27, 2018 7:00 P.M.</b>
<b>TOWN OF HAMPTON FALLS</b>	<b>TOWN HALL</b>

**DRAFT**

- A. CALL TO ORDER:** Chairman J. DeLeire called the meeting to order at 7:00 p.m.
- B. ROLL CALL:** J. DeLeire, Chairman, Steve Bryant, Vice Chairman, Frank Perry, Mark Call, Members; Scott Almeda, Alternate. Absent: Larry Job, Member; Alex Dittami, Alternate, Patti Young, Alternate.
- C. PUBLIC HEARING:** The following matters have been continued to January 24, 2019 at the request of the applicant.

**CASE #17-06:** Application of **Heronfield Academy** for a variance to the terms of Article III, Section 7.7.1.1 and asks that said terms be waived to permit lot coverage of more than the allowed 15% in Zone A located on 356 Exeter Road, Tax Map 6 Lot 22. Continued from December 21, 2017.

**CASE #18-01:** Administrative Appeal of **Heronfield Academy** of the Building Inspector’s decision regarding the construction of an Indoor Recreational Facility or Gymnasium dated January 16, 2018 for the property located at 356 Exeter Road, Map 6 Lot 22.

**CASE #18-02:** Application of **Heronfield Academy** to request a variance to the terms of Article III, Section 4.E.2 and asks that said terms be waived to permit the construction of a building for use as a school gymnasium and other school purposes where an indoor recreational facility is not allowed in Zone A. Tax Map 6 Lot 22.

**CASE #18-04:** Application from **Heronfield Academy**, requests a modification of the Variance granted in 2006 to permit the construction of a building solely for use as a school gymnasium and other school purposes. Property located at 356 Exeter Road, Map 6, Lot 22.

**D. REVIEW AND APPROVAL OF MEETING MINUTES OF OCTOBER 25, 2018**

Attorney Chris Wyskiel, Counsel for Heronfield Academy, discussed what he termed as a discrepancy in Condition #2 and #8 in the minutes of October 25, 2018. Chairman DeLeire and Steve Bryant agreed that the edits sought were an accurate reflection of the Board.

Condition #2:

The Property and buildings shown on the ZBA Site Plan may not be **used**, leased or rented by or to a third-party person, entity, group, association or organization provided, however, Heronfield may, in its discretion, allow the Property to be used by the Town of Hampton Falls, with any such use being subject to the conditions set forth in this decision and all applicable laws, regulations or ordinances.

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Condition #8:

The relief granted hereby, subject to the conditions set forth herein, shall extend to the entirety of the existing “horse riding arena” building and other buildings shown on the ZBA Site Plan. Therefore, should Heronfield desire to make additional modifications to the interior *or exterior (to the extent any exterior modifications do not exceed Town lot coverage requirements or alter the essential characteristics of the property)* of the existing “horse riding arena” building or other buildings for middle school related purposes, it need only acquire appropriate building permit(s) and any necessary Planning Board approvals.

**MOTION:** To close the public meeting.

**MOTION: J. DeLEIRE**  
**SECOND: F. PERRY**  
**UNANIMOUS**

**MOTION:** To approve the October 25, 2018 meeting minutes, as amended.

**MOTION: J. DeLEIRE**  
**SECOND: F. PERRY**  
**UNANIMOUS**

**E. OTHER BUSINESS**

**COURT UPDATE:** The Board received the New Hampshire Municipal Association’s Court Update for Zoning Boards, regarding variances.

**2019 PROPOSED CALENDAR OF BOARD DEADLINES.** The Board received the proposed calendar of dates for 2019, as presented.

**MOTION:** To approve the 2019 Zoning Board of Adjustment Calendar for 2019, as presented.

**MOTION: M. CALL**  
**SECOND: S. BRYANT**  
**UNANIMOUS**

**AN UPDATED SITE PLAN REVIEW REGULATION** was distributed to Committee members for inclusion in member binders.

**F. COMMUNICATIONS TO BOARD MEMBERS**

The Chairman acknowledged the service of Frank Perry, who resigned from the Zoning Board of Adjustment effective January 25, 2019.

The Board accepted the resignation of Frank Perry, effective January 25, 2019.

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**G. ADJOURN**

**MOTION:** To adjourn the meeting at 7:26 p.m.

**MOTION: J. DeLEIRE**

**SECOND: S. BRYANT**

**UNANIMOUS**

**The next meeting of the Zoning Board of Adjustment is scheduled for Thursday,  
January 24, 2019.**

Rev. 1/10