September 2, 2026 DRAFT minutes

A meeting of the Zoning Board of Adjustment was held on Wednesday, September 2, 2026, at the Hampstead Town Hall, 11 Main Street, Hampstead, NH.

PRESENT: Kevin Hastings (Chairman), Dale Blaine, Neil Reardon, Jaye Dimando, and alternates Neil Emerson, Paul LaRochelle, Pam Sheedy, and Daniel MacDonald. Kris Emerson, Code Enforcement was also present.

Pledge of Allegiance

Chairman's Remarks

Next Public Hearing Date October 7, 2026

1. Map 11 Lot 019 aka 26 Pillsbury Road – Special Exception

Chairman Hastings announced that Paul LaRochelle would be voting on this matter.

Property owner, Jesse Fauth, was present to make a request for a Special Exception. Fauth stated he is adding a second story addition to add bedrooms for his children. The existing foundation will be used. Fauth stated the addition is within the spirit and intent of the ordinance. Dimando asked how many bedrooms and bathrooms. Fauth stated the second floor will be two-bedrooms, a playroom and a full bathroom. Hastings confirmed there will be no change in the footprint and the setbacks will stay the same. Dimando confirmed the property is located in Residential Zone A.

Kris Emerson commented that the addition meets all the requirements of Zone A, unfortunately it is an existing non-conforming lot which is why the property owner was sent to the ZBA. Reardon asked what requirements it doesn't meet. Kris Emerson commented that the lot was subdivided in 1930 before zoning. LaRochelle asked about septic and Fauth stated they are removing a downstairs bathroom. Kris Emerson commented that the septic is relatively new and is a moder system.

Chairman Hastings asked for public comment.

Lauren Muise – 2 Oddfellows – stated she is a direct abutter and has no problem with the addition.

Chairman Hastings asked Fauth to address the Special Exception. Fauth read the requirements and stated he feels the addition meets all the requirements; spirit and intent of ordinance and no diminution of property values.

Chairman Hastings announced that the board members would complete their worksheets.

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MOTION: Dimando made a motion to grant a special exception to the terms of Article I Section 2:1B2 of the zoning ordinance to permit the alteration or enlargement of a structure on a non-conforming lot for property located at 26 Pillsbury Road, Map 11 Lot 019 Residential Zone A.
SECOND: Hastings
VOTE: 5-0

Chairman Hastings announced that there is a 30-day appeal period.

2. Map 17 Lot 080 aka 156 Central Street – Rehearing Request

Chairman Hastings announced the board will deliberate as to whether or not to grant a rehearing.

Chairman Hastings announced the following members will participate in the discussion and vote on the matter of the rehearing: Hastings, Dimando, Blaine, Sheedy (alternate), and MacDaniel (alternate), Reardon recused himself from discussion and vote.

Reardon stated he would like to make a point of order. Reardon stated the board will only decide the procedural correctness of the original hearing.

Chairman Hastings stated the board needs to look at if they did it's due diligence. Hastings stated that area was missing from the proposal, however, the lot had frontage and all setbacks including well and septic were met. Hastings stated he felt the board exhausted a lot of questions and feels the board listened to both sides.

Neil Emerson commented that he thought you needed new evidence for a rehearing. Hastings commented that new evidence would need to be drastically different. Hastings stated he drove by the lot and it is not much different than others in the neighborhood.

Sheedy stated she felt the board did their due diligence. MacDonald stated he listened to the original hearing but didn't vote. MacDonald stated he feels one lot should be conforming. Dimando commented there are two separate lots, they both meet building setbacks, well requirements, and septic requirements, there is also tons of frontage. Dimando commented that a single lot will be the same since everything is met. Dimando commented the owner could but in an Accessory Dwelling Unit (ADU) without permission from the neighbors.

Chairman Hastings stated they presented a great case; he feels like the lot sizes are consistent and that there are smaller lots in the area on Central Street. Hastings commented that the board deliberated the case for over an hour. Sheedy stated the neighbor concerns are water and that no one can tell what vein they will hit underground. Sheedy continued; another neighbor commented about flooding.

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Kris Emerson stated that for the record, there have been changes in legislation and Dimando is correct, the applicant can build an ADU in that location by right.

MOTION: Hastings made a motion to deny a rehearing for a variance regarding property located at 156 Central Street, Map 17 Lot 080 Residential Zone A.
SECOND: Dimando
VOTE: 5-0

3. Review/Approve 8/5/2026 Minutes.

MOTION: Hastings made a motion to approve the 8/5/2026 minutes.
SECOND: Dimando
VOTE: 5-0

4. Member Comments - none

5. Adjourn

MOTION: Hastings made a motion to adjourn at 7:30 P.M.
SECOND: Dimando
VOTE: 5-0

Minutes prepared by Debbie Soucy, Secretary

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