

Zoning Board of Adjustment
March 27, 2018

Members Present: Scott Lees-Chairman, Karl Ogren, Jake Stephan, John Krebs, Denny Anderson (A)

Members Absent: Craig Niiler

Others Present: Janice Zecher, Recording Secretary, Don Harris Zoning Officer, Bill Elliott, Lee Fritz, Mark McConkey

Meeting called to order at 7:00pm. Scott Lees, Chairman began the meeting. He introduced the board members to the public, and explained the rules and procedures.

The minutes from February 27, 2018 were reviewed.

Add Don Harris, Zoning Officer to list of those present at the February meeting. Change ðMaynardö to ðThe Thomsonsö in second paragraph of Thomson application. Under Unfinished Business, Karl Ogren should be John Krebs in first sentence. Motion was made by Scott to accept the minutes as amended, seconded by Karl.

Denny Anderson (A) will sit for Craig Niiler for this meeting.

Case #29-20-17 Neil & Patricia Collins. Applicant seeks an appeal for variances under Article 3, Section 304.5 Water setback, Section 310.1.5 10% rule, Article 7, sections 707.4.2 and 707.4.3 and a Special exception under article 3, Section 304.6.1 Erosion Control at 363 Huckins Road, Tax Map # 29, Lot # 20.

This application had been taken off the agenda as Mr. & Mrs. Collins had sent communication to continue to the April meeting. It was noted that the case should have stayed on the agenda and marked continued at the meeting. The Collins still have to reapply for a roadside variance which will include re-noticing abutters.

Case #03-58-17 Laura & Maynard Thomson. Applicant seeks a variance under Article 3, section 304.1 setbacks to build a 24 x 32 barn at 5 Village Road, Tax Map #3, Lot # 58.

Mark McConkey represented the Thomsons at this meeting and read a letter in response to the requests by the board at the February meeting.

Abutters: Bill Elliott said that when he applied to build a shed, he had to conform exactly to the zoning regulations. He is against the application.

Public Comments: Lee Fritz asked what else the building could be used for in the future. She is concerned about the change of use. Mark McConkey answered that it is for storage only and that the Thomsons don't even want a driveway. Lee reminded the board of the Poland Springs issue in the past and said that more information should be gathered about the intent of use.

Don Harris, Zoning Officer believes that there is no reason for the variance to be granted, there is no hardship. Mark McConkey replied that the hardship is that the property is sided on 2 sides by

roads, plus with the slope of the lot, they would lose their view if they were to put the barn further from the stone wall.

Janice Zecher mentioned that if there is no driveway, the barn would be snowed in all winter. The Thomsons do own another lot on the Village Road side of the house with a tennis court. Asked if the Thomsons had considered putting the barn there as there is already a level spot to build, and they had said if the application were not approved, they just would not build the barn which seems to negate the hardship.

Bill Elliott, abutter, stated that the Zoning Officer is doing his job and that the board should take into consideration what he is saying.

Discussion was returned to the board.

Denny stated he does not see the hardship with all the land available to build. He is not in favor of the application.

John would like to know what the height of the first floor would be. There is a need to know what the actual setback is. 18ø from the property line, or from the road. Need to establish what the property line is. He is looking for more plan elements; establish the row down Loon Lake Road by survey, or show pins. Show the houses across the street. The barn is not to scale, show the apple tree on the plan. Show the height of the barn from the ground to the peak and from the ground to the first floor. He asked if there would be septic and water. Mark McConkey said there would be no septic and he will ask the Thomsons if there will be water in the barn. John then asked if the power would be underground, asked that the plan show for power.

Mark said he will speak with the Thomsons and provide a more detailed plan.

Karl made a motion to continue the application to April, seconded by Scott.

Unfinished Business:

Scott said the reinstatement letters did not mention getting sworn in and wondered if the board members needed to. Janice told him that Karen had looked into it and said if there is no break in service on the board, the members do not need to be sworn in again.

Janice mentioned the Rules of Procedure donø state how many members need to be on the board. Scott said it is mandated by the RSA. Janice will add that to the Rules of Procedure.

Motion to adjourn was made by Karl, seconded by Denny. Meeting was adjourned at 8:04pm.

Respectfully Submitted,
Janice Zecher