

Zoning Board of Adjustment
September 22, 2020
Minutes

Members Present via Zoom: Scott Lees, John Krebs, Craig Niiler, Jake Stephan, Karl Ogren, John Quigley (A), Denny Anderson (A),

Members Absent: Tim Cupka (A)

Others Present: Janice Zecher, Recording Secretary,

Scott called the meeting to order at 7:00 pm, Roll call completed, and Scott reviewed rules of procedure for the meeting.

Denny Anderson (A) will sit in for John Krebs for the minutes and the Parece application.

Minutes of the August 25 meeting were reviewed by the board: On page 1 top, Remove “via zoom”. Change roll call from John to Craig. Motion to accept minutes as amended made by Craig, seconded by Karl.

Case # 23-4-3-20 Warren & Pierina Parece *continued from July*

Applicant seeks an appeal under Article 3, Section 304.2, 304.5 setbacks, and 304.6 setbacks. Applicant wishes to build an addition to existing garage at Map 23, Lot 4-3, 225 Haverhill Street.

Jake and Mark McConkey reviewed the revised plan which they explained reduces coverage to less than 15%, setback has gone from 30 feet to 22.4 feet. The slab showing on the top of the plan will be removed. Jake verified there would be no tree cutting.

Mark is withdrawing all requests except the variance for article 3, section 304.2 and special exception for article 3, section 304.6.4

There were no members of the public or abutters present.

The board reviewed the Variance Worksheet for Article 3, Section 304.2

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|----------------|------------------------|
| 1. Carried 5-0 | 4. Carried 5-0 |
| 2. Carried 5-0 | 5. A. (i) Carried 5-0 |
| 3. Carried 5-0 | 5. A. (ii) Carried 5-0 |

Summary of the facts of the case discussed at the public hearing:

1. 30” oak tree to be removed is outside the 75 foot buffer and applicant states the lot slopes less than 12.5%.

Based on the foregoing findings of fact, the requested variance from Article 3, Section 304.2 be granted with the following conditions:

2. Per plan for Warren J. Parece dated 09/04/2020

The board reviewed the Special Exception Worksheet for Article 3, Section 304.6.4.1 as it pertains to Erosion Control.

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| A. Carried 5-0 | J. Carried 5-0 |
| C. Carried 5-0 | K. Carried 5-0 |
| H. Carried 5-0 | L. Carried 5-0 |

Summary of the facts of the case discussed at the public hearing: None

Based on the foregoing findings of fact, the requested Special Exception from Article 3, Section 304.6.4.1 as it pertains to erosion control in the Town of Freedom Zoning Ordinance is granted with the following conditions:

1. Per plan for Warren J. Parece dated 09/04/2020
2. All state permits must be received prior to construction beginning.
3. All erosion control shall be installed prior to any earth moving and remain until the project is completed and is stabilized

John Krebs sat with the board for this application replacing Denny Anderson (A)

Case # 38-8-20 Nancy & Tom Cristoferi *continued from July*

Applicant seeks an appeal under article 3, Section 304.5 by the ZBA. Applicant wishes to build a 2 foot retaining wall, level off the area around the house to plant grass at Map 38, Lot 8, 15 Birchwood Shores Road.

After reviewing the new plan, it was agreed by the board that:

1. Nancy had received a denial from the State of NH. She will have to submit a new signed plan.
2. The house is not drawn properly on the plan.
3. The plan needs to show silt net detail
4. Show measurement of the walkway from the property line and foundation.

Scott made a motion to continue the application to October, seconded by Karl. All were in favor.
speak to the application. Motion was made by Karl to continue to September, seconded by Jake. All in favor. Application is continued to October

Other Business:

The board discussed a request for a joint meeting with the Planning Board at the October 15th meeting. Karl, Scott and John Krebs are available to attend. Craig will attend if he is able. Scott will send an email to Ann Cunningham accepting if they are first on the agenda.

There is concern about enforcement of zoning rules, especially those conditions imposed on ZBA applications as projects are under construction. The board would like to invite the Board of Selectmen to join them at their October 27 meeting at 6:30 to discuss.

There being no other business before the board, a motion to adjourn was made by Karl, seconded by Craig. Meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Janice Zecher