

MINUTES OF MEETING

Present: Board Members: Joshua Freed, George Thompson, Anthony DiMauro, Jonathan Leer, Katherine Alexander

Also Present: John Gardner, Abutter and Judy Marshall, Acting Secretary

Chair Joshua Freed called the meeting to order at 7:05 PM

APPROVAL OF MINUTES:

Anthony DiMauro moved to approve the minutes of the September 24th meeting. Katherine Alexander seconded the motion. The motion carried unanimously with the minutes being approved as presented.

BOARD OF ADJUSTMENT BYLAWS:

Chair Freed led a discussion of the proposed changes to the current bylaws. The members reviewed the document on a line by line basis, agreeing on language to be used and any necessary clarifications, after which Chair Freed called for a vote to adopt the bylaws as amended. Anthony DiMauro moved to adopt and George Thompson provided a second. The motion carried unanimously. Chair Freed will provide a copy of the revised document to the Town for posting.

7:35 PM CASE# 13-09 MARK AND LORI FORTIN

Lori Fortin was present and explained that Mr. Fortin was unable to attend due to work obligations.

George Thompson read the notice of public hearing by which Mark and Lori Fortin , 48 Baker Ave., Deerfield, NH have requested a variance from *Article II Section 305 and Article II Section 210.7F* which both prohibit any structure from being built within 75' of any wetland (a river or stream, lake or pond).

George Thompson moved and Anthony DiMauro seconded the motion to accept Case# 13-09. The motion carried unanimously.

Chair Freed explained the procedure and Mrs. Fortin was asked to present her case.

Mrs. Fortin summarized that necessary repairs to the original camp and plans for its renovation had proven to be more costly than tearing down the old structure and rebuilding on the original foundation. She explained that the "farmer porch" on the plan for the replacement structure was integral to the style of the home, would enhance its appearance and value, and since it would be located on the street side of the structure as opposed to the lake side, it would not be visible by neighbors.

Abutter, John Gardner, was asked if he wished to provide input. Mr. Gardner indicated that he was present to obtain information, and asked that the violation be explained. Mr. Gardner asked if there had been confirmation that the new home was being erected on the original footprint and was told that this would have been verified by the building inspector. Mr. Gardner also pointed out that there was a second structure on the property, citing that his 1985 request to erect a second structure on a larger lot had been denied. Mrs. Fortin explained that the structure in question was a garage with an accessory apartment, existing since 2007, which would be used as a guest house after the home was completed. Chair Freed explained that the structure would have been previously permitted and that the board was only addressing the application for a variance for the porch. Chair Freed suggested that any questions

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regarding other violations, or for clarification of his previous situation, be directed to the town's Code Enforcement Officer, Richard Pelletier.

Chair Freed asked if the members had any further questions prior to deliberation. Katherine Alexander asked Mr. Gardner if he had any additional questions. Mr. Gardner indicated that he had no objection to the porch.

8:00 PM The Board went into deliberative session at this time.

8:05 PM The Board came out of deliberative session and asked Mrs. Fortin how the porch was to be supported. Mrs. Fortin replied that it would be supported by sonotubes.

8:06 PM The Board went back into deliberative session.

8:15 PM The Board came out of deliberative session. Anthony DiMauro moved to GRANT a variance to Mark and Lori Fortin for property located at 48 Baker Ave (identified as Tax Map 202 Lot 22). George Thompson provided a second to the motion. Results of the vote were 4 to 1 in favor of granting the variance. Katherine Alexander cast the opposing vote. A motion by Anthony DiMauro to stipulate the use of rain barrels with mosquito controls was approved unanimously.

The meeting was adjourned at 8:26 PM

Minutes Prepared and Submitted by Judy Marshall
Pending Approval by the Board of Adjustment