

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
AUGUST 22, 2017

MINUTES OF MEETING

PRESENT: Board members Joshua Freed, George Thompson, Jonathan Leer, Anthony DiMauro. Also present secretary Jane Boucher.

Chair Joshua Freed called the meeting to order at 7:15PM.

APPOINTMENT OF OFFICERS

Anthony DiMauro moved to appoint Joshua Freed as Chairman of the Board of Adjustment for one year. Jonathan Leer seconded. Voted in favor with Joshua Freed abstaining.

Anthony DiMauro moved to appoint George Thompson as Vice Chairman of the Board of Adjustment for one year. Jonathan Leer seconded. Voted in favor with George Thompson abstaining.

Anthony DiMauro moved to appoint Jonathan Leer as Clerk of the Board of Adjustment for one year. Joshua Freed seconded. Voted in favor with Jonathan Leer abstaining.

APPROVAL OF MINUTES

Jonathan Leer moved to approve the minutes of April 25, 2017. Anthony DiMauro seconded.

The following corrections were made to the minutes:
Page 3 Paragraph 7: Correct to read "...house on the property is not in compliance..."
".....in compliance, it would be favorable."

Voted in favor with Joshua Freed abstaining.

7:25PM Chair Freed recessed the meeting at this time.

7:30PM CASE 17-02 DORIS O'GARA

Doris O'Gara, her son and abutter Stanley Lupa were present.

Chair Freed explained that there were only four members present and in order to Grant a variance, three favorable votes were necessary.

Mrs. O'Gara indicated that she wished to proceed with a four member Board.

Chair Freed explained procedure.

Clerk Jonathan Leer read the Notice of Public Hearing by which Doris O'Gara, 1 Holt Drive, Deerfield NH is applying for a variance for the property at the same address(Tax Map 208 Lot

53), for the purpose of replacing a single family home, from Article III, Sections 302 and 305 for non-compliance with setback requirements. The building inspector's denial letter also noted non-compliance with Article III Section 315.1 for non-conforming issues.

Anthony DiMauro moved to accept Case 17-02. George Thompson seconded.

At this time Board members reviewed the plans and application for discussion.

George Thompson noted that he did not see any drawings. Jonathan Leer submitted the one copy he received and Joshua Freed referred to the Application Form, which states that "If any submittals are larger than 8 1/2" by 11" then 8 copies must be provided."

George Thompson said the plan shows the 65 foot setback from the center line but does not show other setbacks. He also noted that the septic and well is not shown adding that he would like to see more information on setbacks on the plan provided. Board members agreed that they would like to see a plan showing more dimensions.

Chair Freed referred to the application form which outlined the necessary submittals.

George Thompson also noted that the denial letter from the building inspection referred to Article III Section 315.1, however no mention of that was included with the submittal.

At this time the Board voted to accept Case #17-02. Anthony DiMauro moved to table and continue Case 17-02 to September 26, 2017 at 7:30PM in order for the applicant to supply additional information. Jonathan Leer seconded. Voted in favor.

Chair Freed advised the applicant to provide the additional information to the Board for their review prior to the September 26 meeting.

The meeting was adjourned at 8PM.

Recorded and transcribed by Jane Boucher
Pending Approval by the Board of Adjustment