

# DRAFT UNAPPROVED

Note: Please find the following **DRAFT** minutes of the Zoning Board of Adjustment. These **DRAFT** minutes are subject to being amended, extended and approved by the Zoning Board of Adjustment during it's next meeting.

Town of Enfield  
Zoning Board of Adjustment  
Craid Daniels, Chairman  
January 12, 2010  
7 p.m.

Present: Craig Daniels – Chairman, Jim Taylor-Community Development Director, Terry Finsterbush, Celie Aufiero, John Kluge, David Dow, Robert Cavalieri - alternate, and Paula Rowe-Recorder.

Others: Peter Weatherdon, Robert Dorman

Approval of Minutes:

Minutes of December 8, 2009 – motion from Celie Aufiero, second from John Kluge in approval of the minutes. Carried.

Public Hearing:

I. Peter and Isabel Weatherdon will request a variance to the terms of Article IV, Section 401.1L & 401.1M of the Enfield Zoning Ordinance. They wish to construct garden shed that will not meet the required 15' side yard or the 50' lakefront setbacks on their property (Tax Map 18, Lot 36) located at 47 NH Route 4A in Residential (R1) District.

Mr. Weatherdon was in attendance. Chairman Daniels informed Mr. Weatherdon that the package he prepared for prior review was a package well put together, complete with pictures.

The one individual in attendance, a neighbor of Mr. Weatherdon, did not have any problems with what he is accomplishing with his property.

Celie Aufiero asked why the shed would be placed on a skid. Mr. Weatherdon said the State suggested this – gravel on top – with a skid. No digging.

Vote of the board on the lakefront variance criteria as follows:

5 of 5 on public interest

4 to 1 vote on the Spirit of the Ordinance was met with Ms. Aufiero voting against.

5 of 5 Substantial justice

5 of 5 values of surrounding properties is not diminished.

4 to 1 on unnecessary hardship with Ms. Aufiero voting against

David Dow made a motion to approve the variance on the water line as presented, second from John Kluge. Four votes yes, Ms. Aufiero abstained. Variance granted.

Vote of the board the sideyard setback criteria:

5 of 5 on public interest

5 of 5 on the Spirit of the Ordinance

5 of 5 Substantial Justice

5 of 5 values of surrounding properties is not diminished

5 of 5 on unnecessary hardship

John Kluge moved to accept this variance request as presented, with a second from David Dow. The Variance was granted with a unanimous vote.

Business:

John Kluge and David Dow – membership terms expire in March. John and David need to “run” by signing up between next Wednesday and the following Friday, to continue their tenure with the ZBA.

Next Meeting:

Tuesday February 9, 2010 – nothing scheduled yet.

Adjournment:

Motion to adjourn came at 7:30 p.m. by John Kluge, with a second from Terry Finsterbush.