

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
Thursday – June 30, 2011
356 Main Street - Farmington, NH**

Members Present: Elmer W. "Butch" Barron III, John David Aylard, Joe Pitre, Joanne Shompe and Paul Parker.

Town Staff Present: Town Planner Kathy Menici

Public Present: Rev. Richard Richie and Arthur Cardinal

Chairman Barron called the meeting to order at 7:01pm.

Business Before the Board:

- **Review and approve the Meeting Minutes of 4-7-11:**
Joe Pitre motioned to accept the minutes of 4-7-11 as amended, 2nd John David Aylard. Motion carried with Joanne Shompe abstaining.

CONTINUED CASES:

None

NEW CASES:

- **Application for Variance from Section 2 Table 2.03 (B) – Space and Bulk Standards by: First Baptist Church (Tax Map U-05, Lot 163): To allow the construction of a deck within the setback. The parcel is located at 10 Church St. in the Urban Residential District.**

The applicant provided a letter from the caretaker of the property and the Chairman accepted the letter for the file. The application is to construct a deck that will extend 3 feet into the setback and therefore only leaving a 12 foot setback. The Board reviewed the application. Paul asked for clarification as to the positioning of the deck and why the other side area cannot be used. Rev. Richie pointed out the area for the deck and said the other area has a rubber roof and they felt this was not the ideal situation. Kathy pointed out that new regulations allow the Board to look at paragraphs A and B on the second page of the application that says the Board can look at a special condition of a property that distinguishes it from neighboring parcels. This parcel is unique as it has the church, garage and parsonage existing on the parcel.

The Board requested a scaled drawing of the parcel with dimensions of the deck, home, parking lot, etc. The Board further reviewed the application and was in agreement it met the five conditions of the application for a variance noting the conditions of the property are unique (as related to paragraph A of the notes on the application).

Approved by the Zoning Board on August 4, 2011.

Joe Pitre motioned to grant a Variance from Section 2 Table 2.03 (B)- Space and Bulk Standards with the condition that a scaled drawing of the parcel being turned into the Planning Office before construction commences, 2nd John David Aylard. Motion carried with all in favor.

Joanne Shompe motioned to adjourn, 2nd John David Aylard. Motion carried with all in favor at 8:43pm.

Chairman Barron adjourned the meeting.

Respectfully Submitted,
Brandy Sanger
Recording Secretary

Elmer W. "Butch" Barron III, Chairman
Zoning Board of Adjustment

Date