

Town of Francestown
BOARD OF ADJUSTMENT
Francestown, NH 03043

MINUTES

The Francestown Board of Adjustment met on November 12, 2015 at 7:30 at the Town Offices, lower level, to consider the application of Theodore and Janet Taft for a variance to permit construction of a septic system at 215 New Boston Road, Tax Map 12, Lot 19.

Present were Board Members Scott Heath, Mike Jones, Charlie Pyle, Janet Hicks and Sue Jonas. Also present were Theodore and Janet Taft, the applicants, and Lori Noonan from Sandford Surveying and Engineering.

Pyle opened the hearing by announcing that he, as Vice Chair, would Chair the hearing due to the recusal of Silas Little. Following the introductions of attendees, Pyle read the application. The Tafts are requesting a variance from Article III, Section 3.4 and Article II, section 2-A.2.6(a)(1) for the Francestown Zoning Ordinance to install a septic system. Proposed system is to be installed 39' to poorly drained soils, 64' to very poorly drained soils and to replace a failed system for a residence that is well over 100 years old.

Ms. Noonan displayed a plan for the proposed septic system and indicated the locations of the old and the proposed new systems. Also shown on the plan was an existing culvert that currently cuts across the existing leach field and that will be moved with state approval. Plan shows distance from proposed septic system to "poorly drained" and "very poorly drained soils". Board members queried about details of the plan.

Pyle read a letter from the Francestown Conservation Commission recommending that the ZBA approve the plan. Pyle also read into the record applicants' response to the five criteria for a variance as submitted with the application. Following a brief discussion, Scott Heath stated that he agreed that the applicants had met the five criteria: the variance was not be contrary to the public interest, was in the spirit of the ordinance, would not diminish the value of surrounding property values, the proposed use was reasonable and that the required hardship does exist. He moved that the Board grant the variance based on all five criteria having been met. Hicks seconded the motion; all voted in favor of granting the variance. Pyle added that the decision would note that the approval would be based on the plan as presented at the hearing and explained the thirty day appeal process. A copy of the notice of decision would be sent to the Tafts and Sandford.

Meeting adjourned at 7:50 p.m.