

## Minutes of Frankestown Zoning Board of Adjustment

December 8, 2016

The Hearing on the application of Frankestown Improvement and Historical Society was held on Thursday, December 8, 2016 at 7 p.m. at the Town Offices, lower level.

Present: S. Jonas, M. Jones, S. Heath, M. Tripp, and S. Little, members of the Board.

C. Pyle, S. Pyle, and H. Kunhardt, P.E., for the applicant.

Jerry Begley, abutter.

S. Little chaired the meeting. The application was read and notices to abutters were confirmed. The Conservation Commission expressed its support and noted the only relief required was from the Wetland District setback. The stream is not identified on Surface Waters Map and the Water Resource Management and Protection Plan.

Mr. Kunhardt explained the site constraints to the location of the EDA, the septic tank and pump chamber. The "Beehive" at one time had a functioning septic system and the tanks are still in the grounds. The EDA is under the "Thulander Museum." The building would not be used for residential purposes and no kitchen is proposed. The septic system would meet all NH Department of Environmental Services design requirements.

No person spoke in opposition.

The Board found unanimously that the relief requested (upon motion, M. Jones and second, M. Tripp)

1. Met the public interest by re-establishing a functioning system in the best possible location.
2. Observes the spirit by protecting the health and welfare of the town and protects the seasonal run-off
3. Accomplishes substantial justice as the "Thulander Museum" intruded on the prior system, which otherwise would be grandfathered.
4. Demonstrated no evidence of loss to property values and in fact by permitting use the building the slide to desuetude is arrested.
5. Met the criteria of hardship as the location for the use is reasonable and the restriction is not fairly and substantially related to general purpose of the ordinance.

The variance is granted on the condition that the system be constructed in accord with the to-be submitted plans and no residential use and no kitchen.

12 December 2016

Silas Little