

Francestown Board of Adjustment

Minutes of April 14, 2016 meeting.

Present: Scot Heath, Janet Hicks, Michael Jones, Silas Little, and Charles Pyle.

Applicant: Richard Kohler for the applicant, East Shore Camp, LLC

Others: none

Administrative Matters: the Board chose Silas Little and Charles Pyle to be chair and vice chair, respectively.

Mr. Pyle distributed copies of the Bylaws. The Bylaws were adopted in 1998 and some parts are not consistent with the statute.

HEARING:

Mr. Kohler presented the application of East Shore for a special exception to increase the living area in an existing dwelling (which is being razed and replaced on the footprint). Mr. Kohler included in his presentation and application NH DES permit # 2016-00202. Mr. Kohler had met with the Conservation Committee on April 4, 2016. The Conservation Committee communicated its agreement to the project on the condition the NH DES permit is followed and that Todd Land Use monitor the project by site visits.

After discussion, the Board voted to grant the special exception on the following conditions:

- A. The terms and conditions of NH DES Permit 2016-00202, made a part of the application are complied with;
- B. The allowed increase of 50% but less than 500 square feet shall be calculated by the building inspector;
- C. No enclosure of the deck is permitted; and,
- D. The basement shall not be finished as living area.

The Board voted 5-0 to grant the special exception on the conditions set forth.

21 April 2016

Silas Little