

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**

**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**July 6, 2010**

**Present:** Chairman Sawyer, Members, Campbell, DuMont, Webber

**Absent:** Members Belletete and Dodge

**Staff:** Recording Secretary Lemire

**MEETING MINUTES APPROVAL**

On a motion by Webber, seconded by Campbell, the minutes for the June 1, 2010 meeting were approved as presented. (3-0)

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearing for case No. ZBA 10-08 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building and the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicants.

**Public Hearing - New Items**

1. ZBA 10-08; Preston, Emily; 25 Annett Rd., Map 257 / Lot 27; Zone Rural (with town water)

Variance - The applicant proposes an expansion within the wetlands setback. (Zoning Ordinance, Section V, B, 1 Wetlands Conservation District)

Presentation: Emily Preston

Appearance: Ed Gagnon

For the record, Chairman Sawyer stated that the contractor, Mr. Gagnon, is his son-in-law and Ms. Preston was asked if she felt it necessary that Chairman Sawyer recuse himself. Ms. Preston indicated that she did not feel it necessary.

Ms. Preston is a foster parent and she would like to construct a 10 x 12 addition to her home to be used as a play room. Mr. Gagnon stated that he and the Building Inspector looked at the site. Mr. Gagnon estimated that the addition would be between 50 and 60 feet from the actual wetland. The addition will be parallel to the wetland and not going towards it and the exit door would be towards the road and not towards the wetland.

Member DuMont relayed to the board that he spoke with the Building Inspector following his visit to the site about the proposal. The Inspector did not feel that the wetlands were a problem with what is being proposed.

On a motion by Webber, seconded by DuMont the meeting was recessed to make a site visit.

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Following the site visit the board agreed that the proposed expansion was not more non-conforming and that there was no other option for expansion.

**There being no further comments, Chairman Sawyer closed the public hearing for this item.**

**Public Hearing - Continued Items**

None

**DECISION**

1. ZBA 10-08; Preston, Emily; 25 Annett Rd., Map 257 / Lot 27; Zone Rural (with town water)

Variance - The applicant proposes an expansion within the wetlands setback. (Zoning Ordinance, Section V, B, 1 Wetlands Conservation District)

On a motion by DuMont, seconded by Webber the application proposing an expansion within the wetlands setback was granted as presented and per testimony given. (4-0)

**OTHER BUSINESS**

**ADJOURNMENT**

The meeting recessed at 7:48 p.m., reconvened at 8:11 p.m. and adjourned at 8:12 p.m.

Submitted:

Attest:

Erlene R. Lemire  
Recording Secretary

Lee A. Sawyer  
Chairman,  
Jaffrey Zoning Board of Adjustment

***Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.***