

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
February 17, 2017

Present: Chairman Sawyer, Members Belletete, Cournoyer, Webber and Weimann

Absent: Member Tieger

Staff: Recording Secretary Lemire

PUBLIC HEARING

The public hearing reconvened at 4:15 p.m. for the site visit. Member Weimann would vote.

Public Hearing - Continued

1. ZBA 17-01 Taylor, Irving, 42 Emery Rd., Map 248 / Lot 8; Zone: Rural (without town water).

Variance – The applicant requests a variance to permit a 12 x 12 addition with less than the required setback. (Land Use Code, Zoning Ordinance Sections VI and 7.1.2).

Presentation: Patrick Harvey, G&P Home Solutions

Appearance: Irving Taylor

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

Deliberations:

Mr. Taylor provided the board with a copy of his deed. It was entered into the record.

Chairman Sawyer asked what are the rules for expanding a non-conforming use. Section 7.1.2 reads: “A non-conforming use may not be substantially expanded or enlarged; natural, but limited, expansion may be allowed, provided it does not have a substantially different impact upon the neighborhood.” The board unanimously agreed that the project would not have a substantial impact on the neighborhood. It cannot be seen from the front. Member Cournoyer feels that the stress is based on what is in the front yard. Chairman Sawyer pointed out that Mr. Irving stated on-site that the hoop house was going to be removed and he does not feel the screen house is unusual to have.

The board reviewed the variance criteria as submitted and unanimously agreed with each item.

DECISION

1. ZBA 17-01 Taylor, Irving, 42 Emery Rd., Map 248 / Lot 8; Zone: Rural (without town water).

Variance – The applicant requests a variance to permit a 12 x 12 addition with less than the required setback. (Land Use Code, Zoning Ordinance Sections VI and 7.1.2).

On a motion by Belletete, seconded by Webber the request for a variance to permit a 12 x 12 addition with less than the required setback was granted as presented and per testimony given. (5-0)

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

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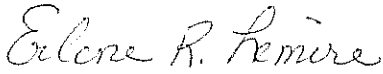
OTHER BUSINESS

None

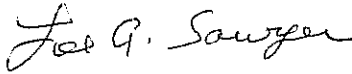
ADJOURNMENT

The meeting recessed at 8:15 p.m on February 15.; reconvened on February 17 at 4:15 p.m. and adjourned at 5:15 p.m.

Submitted:


Erlene R. Lemire
Recording Secretary

Attest:


Lee A. Sawyer
Chairman
Jaffrey Zoning Board of Adjustment