

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
June 6, 2017

Present: Chairman protem Belletete, Cournoyer, Tieger and Webber

Absent: Members Durand and Sawyer

Staff: Recording Secretary Brayall

MEETING MINUTES APPROVAL

On a motion by Cournoyer, seconded by Webber the May 2, 2017 meeting minutes were approved as submitted. (4-0)

On a motion by Cournoyer, seconded by Webber the May 8, 2017 meeting minutes were approved as submitted. (4-0)

PUBLIC HEARING

Chairman protem Belletete called the public hearing to order at 7:00 p.m. Notice of hearing for case No. ZBA 17-06 and ZBA 17-09 was advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; 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 17-09 Charron, Matthew, 6 Monadnock View Dr., Map 240 / Lot 4; Zone: Rural (without town water)

Variance – The applicant requests a variance to permit the construction of a detached garage within the side setback of the property abutting to the right. (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI).

Presentation: Matthew Charron

Appearance:

Mr. Charron would like to construct a 32 x 32 square foot detached garage. Due to the terrain, the most likely spot to construct would require him to encroach into the 40-foot side setback. The garage would be used to store vehicles tools and equipment. Mr. Charron reviewed the criteria stating that if granted the garage would not affect any of the neighboring landowners in a negative way such as blocking any views. By adding the garage, it will add value to his property and the neighborhood. The property is an existing, non-conforming parcel that pre-dates town zoning laws. One side of his property slopes upwards and would not be suitable for construction. The side he is proposing is flat and there is a line of trees separating the properties.

Member Webber asked how far from the property line does he propose to build. Mr. Charron replied it would be no closer than fifteen feet to the neighboring property currently owned by the Drews. Member Webber asked how far the Drew home was from the property line. Mr. Charron estimated sixty to seventy feet.

Chairman protem Belletete asked about the size of the garage. Mr. Charron stated that he is proposing a 32 x 32 however the width may increase by eight feet but the depth will not change and that is what is

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encroaching. Chairman protem Belletete asked if it was the one side that was the issue. Mr. Charron stated that it was.

Abutter John O. Field spoke in favor of granting the request. He did suggest that some landscaping around the garage be considered. This would soften the look of the structure and it would be in keeping with the neighborhood. His letter of support was submitted into the record.

Member Tieger asked about construction material. Mr. Charron stated that it will be a wood structure with vinyl siding.

Chairman protem Belletete reiterated that because they did not have a full board the applicant had the option to postpone the hearing until there was a full board. Mr. Charron understood and agreed to proceed with four members.

The board will make a site visit on Monday, June 12 at 6:00 p.m.

There being no further discussion, Chairman protem Belletete continued the public hearing for this item.

Public Hearing - Continued

2. ZBA 17-06 Roberts, Bryan, 399 Fitzwilliam Rd. (property of Swingle), Map 206 / Lot 27; Zone: Rural (without town water)

Variance – The applicant requests a variance to permit the creation of a “non-building” lot with no street frontage in the rural zoning district. (Land Use Code, Zoning Ordinance Section VI)

Presentation: Paul Grasewicz, Graz Engineering

Appearance:

At the May meeting the board questioned whether a situation such as this would require a deeded right of way giving access to the land. The hearing was continued allowing time for the applicant to research the answer.

Mr. Grasewicz began by distributing a new plan pointing out that item 9 has been added to the Notes which states “The road access for lot 27.1 (parcel A) shall be by means of a recorded easement across Map 207 Lot 6.” The board was reminded that Mr. Bryan Roberts mother is the owner of lot 6. At the request of the Roberts, Attorney Crocker drafted an easement deed which was submitted into the record. The easement allows the construction of a road through lot 6 giving access to the non-frontage lot being lot 27.

Member Cournoyer asked if there would be an issue with Public Service. Mr. Grasewicz stated there would not. Their only request is that you cross perpendicular if possible.

The board did not have an issue with the request however they did question if the specific access location would have to be shown on the plan for Planning Board purposes. Since the answer was unknown the board suggested that he speak with the Planner, JoAnne Carr and possibly make an appoint to discuss it with the board in an informal hearing at their next meeting.

By unanimous vote the board waived the site visit.

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

DECISION

2. ZBA 17-06 Roberts, Bryan, 399 Fitzwilliam Rd. (property of Swingle), Map 206 / Lot 27; Zone: Rural (without town water)

Variance – The applicant requests a variance to permit the creation of a “non-building” lot with no street frontage in the rural zoning district. (Land Use Code, Zoning Ordinance Section VI)

On a motion by Cournoyer, seconded by Webber the request for a variance to allow the creation of two non-conforming lots and the relocation of a non-conforming structure was granted as presented and per testimony given subject to the following condition. The plan submitted is on file with this office with a plan date of June 6, 2017 and stamped by Paul F. Grasewicz, LLS. The draft Easement Deed submitted is on file with this office with a stamped “Received” date of June 6, 2017 (4-0)

Condition:

1. Subject to Planning Board approval regarding the specific location of the easement on the plan.

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

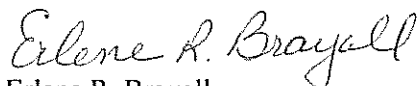
OTHER BUSINESS

Potential new members – Member Tieger brought forward a few names of people who may be interested in joining the board and offered to approach them if the board would like him to. The board agreed.


ADJOURNMENT

The meeting recessed at 7:50 p.m.

Submitted:


Erlene R. Brayall
Recording Secretary

Attest:


Ernie Belletete
Chairman protem
Jaffrey Zoning Board of Adjustment

