

**Lyndeborough Zoning Board of Adjustment**  
**October 13, 2016**  
**Meeting Minutes**  
*Approved on Dec. 13, 2016*

**7:00 PM: Call to Order & Roll Call**

Members present: Chairman Chrisenton, Lee Mayhew, Gary LeBlanc and Wally Holt

Present: Carylyn McEntee, Marc Devir and abutters Clayton Brown, Bud McEntee, Steve Brown and his brother.

**NEW BUSINESS:**

**Carylyn McEntee, Lot 1, Map 250 at 170 Center Road** is seeking a variance from 702.03 to build a garage closer than 50 feet of the lot line.

Marc Devir was present on behalf of Carylyn McEntee as the contractor of the barn.

A slab was formerly poured at 32 feet from the lot line. The location is behind Clayton Brown's house on Center Road. A pin could not be located in the rock wall in the right of way for Clayton Brown. Carylyn McEntee's home is located behind Mr. Brown's lot.

The Lyndeborough Building Inspector Ed Hunter sent the applicant to the ZBA to address the 50 foot setback.

The lot is 8.9 acres and the house was built in 1985. The driveway connects to the location of the proposed barn and there is a slope on the property.

Some of the points the Board took into consideration are to build elsewhere

1. The pad would be useless if it was not built on.
2. It would be more expensive to build the barn on the slope which would also cause problems with drainage and run-off.
3. The proposed location/pad connects to the driveway.

None of the abutters present were opposed to the barn construction or the location.

**Points:**

702.3 (see file for application)

A. The slab was there before the 1950s zoning and it would be costly to abandon the slab.

B. The Board agrees with the points made in this argument and that for 5B it would be expensive to relocate the pad.

**VOTE: Lee Mayhew made a motion, Wally Holt seconded the motion to the variance as requested be accepted because all the criteria have been met. Motion passed 4-0.**

The fees were not paid prior to this meeting. The applicant has agreed to go to town hall next week to pay the application fees.

**MINUTES:**

**VOTE: Lee Mayhew moved, Tom Chrisionton seconded to approve the minutes of Sept. 22, 2016. Passed 4-0.**

**OTHER BUSINESS:**

None

**ADJOURNMENT:**

**VOTE: Lee Mayhew moved, Gary LeBlanc seconded to adjourn at 7:20pm. Passed 4-0.**

Respectfully submitted,  
Kathleen Humphreys, ZBA Secretary