

TOWN OF WEBSTER, NEW HAMPSHIRE
Zoning Board of Adjustment
945 Battle Street/Rte. 127
Webster, NH 03303
Tel. (603) 648-2272

Zoning Board of Adjustment Minutes October 9, 2012

Case No.: 12-06 Application for a Special Exception to Article V.
Section 7.A. Setbacks from John & Karen King of
18 Old Route 127; Tax Map 4 Lot 16
in order to place a 12 foot X 10 foot cedar shed no closer
than 25 feet from the property line.

Members present: Chairman Marty Bender, David Barnes, Don Koberski and Barbara Corliss; Alternates – Secretary, Jaye Terrazzano, Dee Blake and Guy LaRochelle.

7:05 pm: Chairman Bender convened the meeting. Secretary Terrazzano took attendance. The Board unanimously approved the September 11, 2012 minutes as written. Chairman Bender appointed Secretary Terrazzano to be a voting member due to the absence of Member Drown.

7:07 pm: Chairman Bender opened the public hearing. Secretary Terrazzano took attendance and then read the application. Chairman Bender explained the procedure to the applicant, Karen King and then invited her to tell the Board exactly what she and her husband, John, would like to do.

Mrs. King presented “Google Earth” satellite photos of her property to the Board. One photo indicated the future site of the shed approximately 45 feet from the road. The shed will be used for storage of lawn furniture, gardening tools and the lawn tractor. Mrs. King stated that her husband could not get his truck in the garage because of the lawn and gardening items that need to be moved into the shed. In conclusion, she stated that the shed would be mounted on cement blocks; three in the front and three in the back. Chairman Bender asked why the shed could not be moved back five feet in order to meet the 50 foot setback requirement. Mrs. King stated that their septic system was located in that area, that’s why she applied for a special exception. On the other side of their driveway is their well. Mrs. King stated that she and her husband had been confused as to why they had to apply for a special exception if her road is not maintained by the town. Member Corliss clarified that the road is a public right of way regardless of its classification. Mrs. King also brought to the Board’s attention that there is an abandoned truck at the end of the lane. Mrs. King is concerned that the truck may well be an environmental hazard land leaking fluids into the surrounding area over the last 20 years. The Board did suggest telling the Selectmen; perhaps they could help. Alternate Member LaRochelle asked Mrs. King if she was going to have any path or entrance from the road to the shed. She stated no. Her husband plans on a pathway from their driveway to the

shed not out to the road. The Board then had a brief discussion regarding the shed being movable, i.e. not on a permanent foundation; does placement of a movable structure require special exception application? Alternate Member LaRoche stated that maintaining some amount of setback would be necessary in order for structures not to be close to the road.

Chairman Bender asked the Board if they had any more questions for Mrs. King, which they did not. He then asked if anyone wished to speak in opposition. There were no abutters in attendance, thence no responses either in favor or against.

7:18 pm: Chairman Bender closed the testimony and opened the hearing for Board discussion. The Board took a few minutes to review the Zoning Ordinance regarding moveable and permanent structures. Member Koberski made a motion to approve the Special Exception application as long as the shed stays beyond 25 feet from the boundary; motion seconded by Member Corliss; passed by the Board unanimously.

7:23 pm: The public hearing was adjourned

These minutes approved as written on February 19, 2013.



Jaye Terrazzano
Zoning Board of Adjustment Secretary

APPROVED AS WRITTEN