Zoning Board of Adjustments

Public Meeting

September 29, 2021

Members: Gary Carney, chair, Andrew Hatch, Mark Florence

Visitors: Wayne Chasse, conference call

Gary Carney, a chair opened the meeting at 7:00 pm introduce the board.

 Hatch moved to accept the minutes from September 1, 2021 Carney second all voted in favor.

Re: Chasse continuance of appeal for a 30 X 30’ garage.

Carney: explained they have visited the property finding the abuts shed has been removed and reviewed the revised measurements explaining to Mr. Chasse he would need a 16’ variance from the road and 20’ from the property sideline (Manns).

Chasse: I am getting very frustrated because in the past hearings I was told because it’s a private road I did not need one.

Hatch: We had a similar application and we reviewed the ordinance with the town attorney and it is a setback requirement and as the board, we apologize for the missed communication.

Florence: The town ordinance is the measurement of the right away or boundary line, private roads have no exception.

Carney: When we measured the road frontage we found that you would need a 16’ variance, not a 34’.

Hatch: recapped the boat trailer and the stones on the corner lot you had marked you were going to remove to improve your mitigation (impervious service).

Chasse: Yes, I am planning on removing the stone

Carney: Is there any other questions

Carney: We will get back to you in a couple of days

Florence: Spoke with Chasse while they are in the deliberation session you are welcome to stay on the phone but there will be no further discussion or remarks that can be made.

Chasse: I will stay on the phone

Carney moved to close the public meeting, Hatch second all voted in favor 7:18 pm

Hatch: reviewed the mapping of Chasse lot so Florence could get a complete understanding of the removal of the stones on the South East side of Chasse’s property.

Florence: Does the board want to vote on each criteria or one motion on all five.

Hatch: we have declined the individual criteria’s it gets too complex.

Hatch: Moved to approve the sideline variance of 20’ (Mann) and 16’ from the road. (The road frontage requested was originally 10’ after measurement it was calculated to 16’). With the condition of the removal of the stone on the South East side of the property, change the size of the driveway from 28’ to 16’ and remove the two exiting sheds from the property. Carney second all voted in favor.

Carney: You will have your letter within 5 days.

The deliberation session was voted to close at 7:28 pm.

**Old Business**

Open appeal Dan Deuse, DeFosse mentioned a letter was sent and had no response. The board feels the onus is on Mr. Deuse. The Board asked DeFosse to resend certified to elevate any question on the receipt of the letter.

Carney: complimented Florence on a great job on the new application.

Hatch: Mentioned the planning board reviewed the application and it was a great initiative from Florence and support the application.

Hatch: Asked Florence if he could attend the next planning board meeting to review the new town mapping. Florence accepted.

Carney motioned to accept the new Appeal Application Hatch second all voted in favor. Florence to forward to Nan Schwartz to post on the Town’s website.

DeFosse reviewed a potential appeal for the next meeting to be held on October 27, 2021, at 7:00 pm

Hatch: Jim Crandall mentioned at the Planning Board meeting regarding the Island Property for Sale on Millen Lake and discussed the state RSA that property’s on the water for sale need an assessment of the septic system and was wondering if real estate agents are aware of this.

Carney asked Florence if would work on the Equitable Waiver appeal application. Florence agreed to work on it should be easier it also only has 4 criteria. The board thank Florence

Florence: I would like to submit the equitable waiver to the town’s attorney for review.

Meeting adjourned at 8: 55 pm

Respectfully submitted

Deborah DeFosse