

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT**

**Site Walk & Deliberation Minutes
April 9, 2021**

Present: Chairman Lee Sawyer, Members Walter Batchelder, Erlene Brayall, Phil Cournoyer, Marc Tieger and Carl Jevne (alt)

ZBA 21-05; Isaac Stone, Owner – 8 Linden St.
Map 244, Lot 34, Zone Res B (with town water)

Variance – The applicant requests a variance to allow construction of a garage and mudroom within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1)

The proposed site was staked out as the board had requested. Mrs. Stone pointed out the boundary markers set by the surveyor. Member Tieger measured the distance from the rear left corner to the boundary (stone wall) and the front left boundary. The measurements were 5 feet 6 inches and 16 feet respectively. Front setback exceeds the thirty-foot setback requirement.

ZBA 21-06; Erick Colston, Owner – 91 Mountain Rd.
Map 228, Lot 55.3, Zone: Mountain Zone (with town water)

Variance – The applicant requests a variance to expand the existing driveway within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.7)

Upon arrival Member Tieger noted that Elizabeth Webster of the Conservation Commission had visited the property earlier in the day and submitted her comments in writing to the board. A copy was shared with the applicant. In summary the letter stated that Mr. Colston had created a parking area for three vehicles and a pad for his trailer. It appears that the garage is not being used to house their vehicles therefore the issue is not inadequate turning room when entering and exiting the garage.

Mr. Colston stated that he plans to remove the gravel pad under the trailer and move it closer to the home and outside of the wetland buffer zone. This may allow the outermost edge of the parking area to be rolled back. He also intends to build a shed, outside of the wetland buffer, so that he can move the items in his garage into the shed allowing him to utilize his garage.

Considering the potential change in the setback Chairman Sawyer asked Mr. Colston for an amended sketch for the file. Mr. Colston would make the adjustment and bring it to the deliberations.

DELIBERATIONS:

There being no further questions, by unanimous vote the meeting was closed at 4:40 p.m.

ZBA 21-05; Isaac Stone, Owner – 8 Linden St.
Map 244, Lot 34, Zone Res B (with town water)

Variance – The applicant requests a variance to allow construction of a garage and mudroom within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1)

There was a brief discussion regarding the distance to the boundary on the rear of the proposed garage. The measurement taken by Member Tieger was approximately 5 feet 6 inches. During the public hearing Mr. Stone stated it was five feet. There was no indication of the setback in the application.

ZBA 21-06; Erick Colston, Owner – 91 Mountain Rd.
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Variance – The applicant requests a variance to expand the existing driveway within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.7)

Mr. Colston arrived with an amended sketch. Following a brief discussion as to how the amended sketch should be detailed a new sketch was amended to show a distance of forty-five feet from the garage. The amended sketch was initialed by the applicant and dated April 9, 2021.

DECISIONS:

ZBA 21-05; Isaac Stone, Owner – 8 Linden St.
Map 244, Lot 34, Zone Res B (with town water)

Variance – The applicant requests a variance to allow construction of a garage and mudroom within the setback (Land Use Code, Zoning Ordinance Section VI, 6.1)

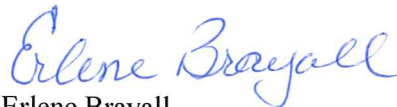
On a **motion** by Batchelder, seconded by Tieger, the request for a variance to allow construction of a garage and mudroom no closer than five feet from the northwest boundary was granted. (5-0)

ZBA 21-06; Erick Colston, Owner – 91 Mountain Rd.
Map 228, Lot 55.3, Zone: Mountain Zone (with town water)

On a **motion** by Batchelder, seconded by Cournoyer the request for a variance to expand the existing driveway within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.7), was granted as presented per the amended plan submitted dated April 9, 2021. (5-0)

On a motion by Tieger, seconded by Cournoyer the meeting adjourned at 5:00 p.m.

Submitted:



Erlene Brayall
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA