

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
June 4, 2019

Present: Chairman Sawyer, Members Batchelder, Cournoyer, Durand, Tieger, Webber

Staff: Recording Secretary Newton, Code Enforcement Officer Deschenes

MEETING MINUTES APPROVAL

On a motion by Batchelder, seconded by Durand the minutes for the **May 7, 2019** meeting were approved (5-0-0)

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 7:02 pm. Notice of hearing for cases No. ZBA 19-04, 19-05, 19-06 & 19-07 as advertised in the *Monadnock Ledger* copies were posted in the Town Office building, the Library and the town website; 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 applicant.

Public Hearing: New Items

1. ZBA 19-04, Susan Normandin, Owner, Tim Gagnon, Agent – 4 Linden St. - Map 244 / Lot 35
Zone: Res B (with town water & sewer)

Variance – The applicant requests a variance to build a new deck within the 30' property line setbacks.
(Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: Tim Gagnon

The owner would like to build an 8' x 22' deck on the front of their house facing Oak Street. The lot is 50' wide with 30' setbacks on both sides thereby making it impossible to add a deck without a variance. Member Webber notes that all the houses in KK village are non-conforming.

Member Durand asked how much space between the deck and Oak St. Mr. Gagnon stated the deck would be 8" deep so roughly 20' +/- to the road.

Abutters – no abutters spoke for or against.

On a **motion** by Durand, seconded by Cournoyer to waive a site visit. (5-0-0)

2. ZBA 19-05, David & Elizabeth Trimble, Owners, Charles Trimble, Agent
55 Thorndike Pond Rd. - Map 229 / Lot 18 Zone: Rural (with town water)

Variance – The applicant requests a variance to build 6' x 14' woodshed within the property line setbacks.
(Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1)

Presentation: Charles Trimble

Mr. Trimble wishes to construct a 6' x 14' free-standing woodshed within the property line setback. The proposed woodshed would be placed directly behind the existing garage in line with the south side of the garage, roughly 10' from the abutting property line. Member Webber noted that there is a significant slope from the front of the house to the back yard which would make it difficult to place the shed elsewhere on the lot. Currently Mr. Trimble stacks his wood on his neighbor's property. The new woodshed would allow him to keep the wood

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neatly stacked and covered on his own property and easily accessible. Chairman Sawyer asked which side of the woodshed would face the abutter property. After some consideration Mr. Trimble decided that the 6 ft side of the shed would face the Webb property line.

Anne Webb, abutter - notes that although Mr. Trimble's house is located outside the setback, the garage is not due to a property line adjustment many years ago by her father who purchased the land up to the existing garage.

On a **motion** by Webber, seconded by Durand to waive site visit. (5-0-0)

3. ZBA 19-06, Ken & Monique Transport, LLC, Owner – 29 Maria Dr.
Map 255 / Lot 8.1 Zone: Industrial (without town water)

Variance – The applicant requests a variance to build a 36' x 80' cold storage (unheated) garage within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: Monique Coll

The owners wish to construct a cold storage (unheated) garage within the 100' set back for classic car storage. The lot is located within the industrial park. Apollo Steel and DPD Properties were previously approved for a 50' setbacks for their lots on Maria Dr. The proposed garage would be an unheated Morton building with lights only, no septic or office.

Member Durand asked CEO Deschenes if he has viewed the site. CEO Deschenes explained the Colls are limited in where they can build this garage as one side borders Sharon Rd., which they cannot encroach on, one side is steep slopes and the other is where their septic is located. The site is located within the Industrial district, so they are required to go to the Planning Board for site plan approval as the next step if the variance is approved.

No abutters spoke for or against.

On a **motion** by Cournoyer, seconded by Tieger to waive site visit. (5-0-0)

4. ZBA 19-07, 52 Fitzgerald Drive, LLC, Owner – Hillson Contractors, Inc., Applicant
Fieldstone Land Consultants, Agent
52 Fitzgerald Dr. Map 244 / Lot 30 Zone: Industrial (with town water & sewer)

Variance – The applicant requests a variance to build self-storage facilities within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: Chris Guida, Fieldstone Land Consultants

Requesting a 50 ft relaxation of the 100' setback to construct self-storage buildings. Utilizing the setback area would allow them to place the storage units on the site and still maintain truck access to the main building. The lot is very narrow and the 100' uses up much of the real estate. The plan is to clean up the site where the storage units will go and add landscaping. Some of the contractors will use the units, others will be rentals. Mr. Guida identified the snow storage areas and proposed drainage. If approved, the project would go to the Planning Board for site plan approval.

Member Cournoyer asked if the units would be fenced in and would there be an office. Mr. Guida responded, most likely there would be a fence and does not believe it will have an office.

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No abutters spoke for or against.

The hearing was continued to the site visit on Thursday, June 6 @ 6:00 pm

DECISIONS

1. ZBA 19-04, Susan Normandin, Owner, Tim Gagnon, Agent – 4 Linden St. - Map 244 / Lot 35
Zone: Res B (with town water & sewer)

Variance – The applicant requests a variance to build a new deck within the 30' property line setbacks.
(Land Use Code, Zoning Ordinance Section VI, 6.1)

On a **motion** by Tieger, seconded by Durand to allow construction of an 8' x 22' deck within the property line setback. (5-0-0)

2. ZBA 19-05, David & Elizabeth Trimble, Owners, Charles Trimble, Agent
55 Thorndike Pond Rd. - Map 229 / Lot 18 Zone: Rural (with town water)

Variance – The applicant requests a variance to build 6' x 14' woodshed within the property line setbacks.
(Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1)

On a **motion** by Cournoyer, seconded by Tieger to allow construction of a 6' x 14' woodshed within the property line setback to be placed in line with the south side of the existing garage, running 14' parallel to the garage as per the drawing submitted. (5-0-0)

3. ZBA 19-06, Ken & Monique Transport, LLC, Owner – 29 Maria Dr.
Map 255 / Lot 8.1 Zone: Industrial (without town water)

Variance – The applicant requests a variance to build a 36' x 80' cold storage garage within the 100' property line setbacks. (Land Use Code, Zoning Ordinance Section VI, 6.1)

On a **motion** by Durand seconded by Cournoyer to approve the construction of a cold storage building within the property line setback as per plan submitted. (5-0-0)

OTHER BUSINESS

Member Tieger reiterated the need for applicants to provide a plot plan or drawing with their application.

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

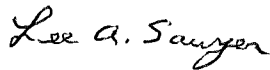
ADJOURNMENT

The meeting adjourned at 8:12 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA