

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
November 2, 2021

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

Others: Lori and Thomas Connolly, Kathy Proulx, Carolyn Garretson, Conservation Commission

Staff: Code Enforcement/Building Inspector Rob Deschenes, Recording Secretary Newton

MEETING MINUTES APPROVAL

On a **motion** by Tieger seconded by Cournoyer the minutes of October 5, 2021 were approved as amended (5-0-0)

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 21-26, 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 21-26 Gordon Van Brunt & Thomas Connolly, Owners
10 Fletcher Dr., Map 238 / Lot 193 Zone: Res A, with town water

Variance – The applicant requests a variance to allow a 10' x 12' shed within the setback (Land Use Code, Zoning Ordinance Section V, 5.7, VI, 6.1)

Presentation: Lori Connolly

The parcel in question is located on Fletcher Dr. which is a private road. The applicant is seeking relief from the setback requirements in order to install a 10' x 12' shed on the east side of the house 20 feet from the rear property instead of the required 30 feet. A map was provided showing the location of the house, which is 13 feet from the rear property line, and location of the proposed shed.

D Jeffries asked who is Gordon Van Brunt? Mrs. Connolly responded that Mr. Van Brunt is her father.

W Batchelder asked is it possible to put the shed 30 feet from the property line so a variance would not be needed? Mrs. Connolly responded if they move the shed 10 feet further towards the front of the property it would get in the way of the side door on the garage and would be located in an area where water pools.

M Tieger stated he had visited the site and has no issues with the proposal.

On a **motion** by Tieger, seconded by Batchelder the Board voted to waive the site visit. (5-0-0)

Chairman Sawyer closed the public hearing

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DECISIONS

1. ZBA 21-26 Gordon Van Brunt & Thomas Connolly, Owners
10 Fletcher Dr., Map 238 / Lot 193 Zone: Res A, with town water

Variance – The applicant requests a variance to allow a 10' x 12' shed within the setback (Land Use Code, Zoning Ordinance Section V, 5.7, VI, 6.1)

On a **motion** by Batchelder, seconded by Cournoyer to grant the variance to allow a 10' x 12' shed 20 feet from the rear property line as presented per testimony given and map submitted. (5-0-0)

Map on file titled: Conolly, 10 Fletcher Drive, dated Nov 2, 2021.

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

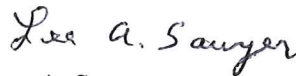
ADJOURNMENT

The meeting adjourned at 6:20 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA