

**TOWN OF JAFFREY NEW HAMPSHIRE
BOARD OF ADJUSTMENT
Site Visit Minutes
September 7, 2018**

Present: Chairman Sawyer, Members Cournoyer, Durand, Tieger, Webber
Greg Pease

PUBLIC HEARING

The public hearing reconvened at 5:15 pm at 400 Thorndike Pond Rd.

Public Hearing - Continued

1. ZBA 18-07, Kevin & Kathy MacKenzie – 400 Thorndike Pond Road, Map 235 / Lot 18, Zone: Rural (without town water)

Variance – The applicant requests a variance to allow construction of a single-family home within the required setbacks (Land Use Code, Zoning Ordinance Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a single-family home within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

Presentation – Gregg Pease, Contractor

The area in question has been staked out. Septic system was re-certified in the fall of 2017. Requesting a reduction in the property line setback from 40' to 30' and a reduction in the wetland buffer setback from 75' to 50.' The requested approval was previously granted in 2003.

Deliberation - A brief discussion was held.

There being no further discussion, Chairman Sawyer closed the public hearing for this item.

The public hearing reconvened at 5:45 pm at 26 Michigan Road.
Members were joined by Chris and Darcie Ciampa.

2. ZBA18-08, J & B Construction (Chris Ciampa, Owner), 26 Michigan Rd., Map 240 / Lot 58, Zone: Res. B (with town water)

Variance – The applicant requests a variance to allow construction of a detached garage within the required setbacks (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a detached garage within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

Presentation – Chris and Darcie Ciampa, owners

It was determined by the board, after measurements were taken, that a Variance to Section V, 5.7 and Section VI, 6.1 was not needed as the proposed structure was within the setbacks. The plan provided dated Sept. 14, 2018, was updated with measurements and signed by the owner to be added to the file.

There being no further discussion, Chairman Sawyer closed the public hearing for this item.

Deliberation - A brief discussion was held.

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DECISIONS

1. ZBA 18-07, Kevin & Kathy MacKenzie – 400 Thorndike Pond Road, Map 235 / Lot 18, Zone: Rural (without town water)

Variance – The applicant requests a variance to allow construction of a single-family home within the required setbacks (Land Use Code, Zoning Ordinance Section VI, 6.1).

Variance – The applicant requests a variance to allow construction of a single-family home within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

On a **motion** by Cournoyer seconded by Durand the request for a variance to allow construction of a single-family home within the required setbacks was granted as presented and per testimony given. (5-0)

2. ZBA18-08, J & B Construction (Chris Ciampa, Owner), 26 Michigan Rd., Map 240 / Lot 58, Zone: Res. B (with town water)

Variance – The applicant requests a variance to allow construction of a detached garage within the required setbacks (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1). **WITHDRAWN**

Variance – The applicant requests a variance to allow construction of a detached garage within the wetland conservation district (Land Use Code, Zoning Ordinance Section XX, 20.3 & 20.7).

On a **motion** by Durand seconded by Webber the request for a variance to allow construction of a detached garage within the wetland conservation district was granted as presented and per testimony given. (5-0)
The plan submitted was dated Sept. 14, 2018 and signed by Chris Ciampa.

OTHER BUSINESS

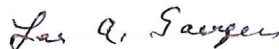
It was noted that future requests for variance or special exceptions need to be accompanied by a drawing or sketch containing accurate measurements.

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


ADJOURNMENT

The meeting adjourned at 6:15 pm
Submitted:

Attest:



Lee Sawyer
Chairman, Jaffrey ZBA


Marc Tieger
Recording Secretary