

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Site Walk Minutes
December 2, 2020**

Vice Chair Tieger reconvened the meeting at 3:25 pm

ZBA 20-18 Arben Kolenovic, Owner – 329 Woodbound Rd
Map 242 Lot 38 Zone: Res A (with town water)

Variance – The applicant requests a variance to allow construction of an 8' x 16' deck within the rear setback, the wetland conservation district and the shoreland overlay district. (Land Use Code, Zoning Ordinance Section VI, 6.1, XIX, 19.6.2, XX, 20.3 & 20.5.2)

Present: Mark Tieger, Walter Batchelder, Andy Webber, Erlene Brayall, Rob Deschenes, Elizabeth Webster, Carl Jevney, Becky Newton and Arben Kolenovic (applicant)

Mr. Kolenovic familiarized the Board with the property, identifying the pre-existing deck as well as the newly added section. He reiterated that he did speak to the building inspector about the need for permits, but was unaware that one would be required to replace the deck as there was one there previously. R Deschenes reiterated that property record cards from 1986, 2000 and 2005 only show the original 16' x 18' deck that covers the boat house. Mr. Kolenovic pointed out that the water level depends on the amount of rain. Due to a significant amount of rainfall recently the water level is up to the boat house under the existing deck.

E Brayall asked, how old is the sliding glass door that opens on to the new deck section? Mr. Kolenovic responded the door had been replaced recently, but was pre-existing.

M Tieger noted that old footings were not visible beneath the new deck section. Mr. Kolenovic stated they found old footings when they were digging but had poured new ones.

R Deschenes pointed out that the decking had been completed even though Mr. Kolenovic had been instructed not to continue. Mr. Kolenovic acknowledged that he had completed the deck even though he was directed not to by the Building Inspector as he had safety concerns with leaving the deck unfinished.

**Vice Chair Tieger continued the hearing to
December 7 at 3:00 pm at the Jaffrey Fire Station for deliberations.**

ZBA 20-19 Joan Lathrop, Owner – 73 Tenacres Rd
Map 241 Lot 2 Zone: Res A (with town water)

Variance – The applicant requests a variance to allow construction of a 2-car garage within the side setback (Land Use Code, Zoning Ordinance Section V, 5.7 & VI, 6.1)

Present: Mark Tieger, Walter Batchelder, Andy Webber, Erlene Brayall, Rob Deschenes, Carl Jevney, Becky Newton and Joan Lathrop and Jonathan Garhart (applicants)

Ms. Lathrop identified the property line behind the existing garage and the building envelope. The back of the existing garage is 20 feet from the property line. The proposed building would be 10 feet closer.

E. Brayall asked will the stairs further encroach on the setback? Mrs. Lathrop responded no, they will be interior.

M. Tieger asked will there be plumbing? Mr. Lathrop responded no.

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A. Webber asked if the proposed structure could be moved closer to the driveway, further away from the property line. Consideration was given to relocating it as the current building will be taken down and the foundation removed.

**Vice Chair Tieger continued the hearing to
December 7 at 3:00 pm at the Jaffrey Fire Station for deliberations.**

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

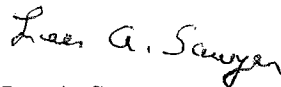
ADJOURNMENT

The meeting adjourned at 4:05 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA