

**TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
December 3, 2019**

Present: Chairman Sawyer (arrived at 7:05 pm), Members Cournoyer, Durand, Webber and Tieger

Staff: Recording Secretary Newton, Code Enforcement Officer Deschenes

MEETING MINUTES APPROVAL

On a motion by Durand, seconded by Webber the minutes for the **November 6, 2019** meeting were approved as corrected. (3-0-0)

PUBLIC HEARING

Vice Chairman Tieger called the public hearing to order at 7:00 pm. Notice of hearing for case No. ZBA 19-13 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 19-13, Susan & Greg Hunt, Owners, Dan Scully, Agent
139 Gilson Rd. - Map 230 / Lot 22 Zone: Rural (without town water & sewer)

Variance – The applicant requests a variance to build garage within the property line setback . (Land Use Code, Zoning Ordinance Section V, 5.7 and Section VI, 6.1)

On a **motion** by Webber, seconded by Cournoyer to waive the reading of the abutters. (4-0-0)

Presentation: Dan Scully, Architect

Mr. Scully presented an updated site plan for the Hunt property. The proposed garage was previously approved with a 15' setback from Philip Bailey's property line, Map 230 Lot 22.1. Once staked out, it was determined that there would not be enough room for vehicles to comfortably turn into the garage. The revised plan calls for the building to be moved 5' closer to the Bailey property line and 8' back (west) from what was previously approved as per plan presented.

Mr. and Mrs. Hunt have spoken to Mr. Bailey and he is in favor of the change.

CEO/BI Deschenes notes that digging the foundation as originally presented may have damaged retaining wall. As presented today, the garage wall will become retaining wall.

On a **motion** by Cournoyer, seconded by Durand to waive the site visit. (4-0-0)

DECISIONS

1. ZBA 19-13, Susan & Greg Hunt, Owners, Dan Scully, Agent
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On a **motion** by Sawyer, seconded by Cournoyer to approve the construction of a 22' x 30' garage to be located not less than 10' from the property line setback and 8' to the west of the previously approved location as presented and per testimony given subject to the following condition. (4-0-0)

Condition Subsequent:

A significant vegetative buffer shall be constructed between the proposed garage and Map 230 Lot 22.1 (Bailey).

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

OTHER BUSINESS

Board members agreed to change the ZBA meeting start time to 6:00 pm.

ADJOURNMENT

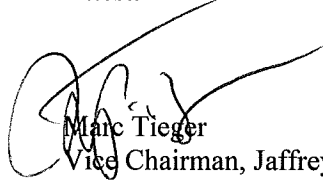
The meeting adjourned at 7:18 pm

Submitted:



Rebecca Newton
Recording Secretary

Attest:



Marc Tieger
Vice Chairman, Jaffrey ZBA