

**TOWN OF JAFFREY NEW HAMPSHIRE  
ZONING BOARD OF ADJUSTMENT  
Meeting Minutes  
February 4, 2020**

**Present:** Chairman Sawyer, Members Cournoyer, Durand, Webber and Tieger

**Staff:** Recording Secretary Newton, Code Enforcement Officer Deschenes

**MEETING MINUTES APPROVAL**

On a motion by Durand, seconded by Tieger the minutes for the **January 7, 2020** meeting were approved as presented. (5-0-0)

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 20-02 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 20-02, Andrew Schwartz, Owner  
39 Woodbury Hill Rd., Map 236 / Lot 1.10 Zone: Rural, without town water

Special Exception – The applicant requests a special exception to allow an Accessory Dwelling Unit (ADU) in the rural district. (Land Use Code, Zoning Ordinance Section V, 4)

Presentation: Andy Schwartz

Mr. and Mrs. Schwartz purchased the land on Woodbury Hill in 2012. In 2015 a garage/barn was constructed with a small apartment above allowing them to be part-time residents. The plan was to move to Jaffrey in the future and construct their permanent residence and use the apartment as an ADU for guests. The house will be just over 1,500 SF, the ADU is roughly 600 SF which falls within the requirements for an ADU. There are no issues with setbacks or parking. All utilities, including septic, were designed to accommodate the addition of the house.

Member Tieger asked how many bedrooms. Mr. Schwartz responded two, a master bedroom and a den.

BI/CEO Deschenes – has no concerns with this request.

Suzanne Greene, abutter – is in favor of construction.

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

**DECISION**

1. ZBA 20-02, Andrew Schwartz, Owner  
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On a **motion** by Durand, seconded by Cournoyer to approve the special exception to allow an Accessory Dwelling Unit (ADU) in the rural district as presented per testimony given. (5-0-0)

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

**OTHER BUSINESS** - none

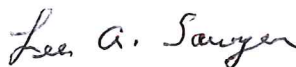
**ADJOURNMENT**

The meeting adjourned at 6:18 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA