

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**July 7, 2017**

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

**Absent:**

**Staff:** Recording Secretary Brayall

**MEETING MINUTES APPROVAL**

On a motion by Webber, seconded by Cournoyer the June 6, 2017 meeting minutes were approved as submitted. (3-0).

On a motion by Belletete, seconded by Webber the June 12, 2017 meeting minutes were approved as submitted. (3-0).

**PUBLIC HEARING**

Chairman protem Belletete called the meeting to order. Deliberations for ZBA 17-11 (Belletetes) will take place on Saturday, July 8 at 9:00 a.m.

Member Tieger recused himself for hearing ZBA 17-13 (Pitch Perfect LLC). Member Durand would vote.

**Public Hearing - Continued**

1. ZBA 17-10 Webster, James, 188 Peabody Hill Rd., Map 225 / Lot 13, Zone: Rural (without town water)

Variance – The applicant requests a variance to construct a machine shed twenty-five feet from the (southerly) side boundary. (Land Use Code, Zoning Ordinance Section V, 5.7 & VI, 6.1)

Presentation: James Webster

Appearance:

Chairman Sawyer recused himself as he was not present for the hearing.

Chairman protem Belletete reconvened the meeting. With no further questions the public hearing was closed.

The board reviewed each of the criteria submitted and unanimously agreed that all were met. The board recognized a hardship with the wetlands being on one side and the power lines on the other. The chosen site has the least impact and will not affect any wetlands.

**There being no further discussion, Chairman protem Belletete closed the public hearing for this item.**

2. ZBA 17-14 Duval, Edward, 54 A Webster St., Map 244 / Lot 68, Zone: Residence B

Variance – The applicant requests a variance to permit the expansion of a deck with less than the required rear and side setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: Doug Hildreth

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Appearance:

Chairman Sawyer recused himself as he was not present for the hearing.

Chairman protom Belletete reconvened the meeting. With no further questions the public hearing was closed.

The board reviewed each of the criteria submitted and unanimously agreed that all were met. The board did recognize that the hardship was within the lot size. It is a 50 x 100-foot lot established prior to zoning. The deck is not encroaching toward anyone; it is simply filling a void within the footprint of the existing deck.

**There being no further discussion, Chairman protom Belletete closed the public hearing for this item.**

3. ZBA 17-13 Pitch Perfect, LLC (Tim Foley), 177 River St., Map 239 / Lot 272.1, Zone: General Business / Rural (with town water)

Variance – The applicant requests a variance to permit a deck and garage with less than the required front and side setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Presentation: Tim Foley

Appearance:

Member Tieger recused himself. Member Durand would vote.

Chairman Sawyer reconvened the meeting. With no further questions the public hearing was closed.

The request for a variance applies to the breezeway and garage. The board reviewed each of the criteria submitted and unanimously agreed that all were met. To the hardship, the board recognized and agreed with the applicants reasoning.

The special exception applies to the deck. The board reviewed the criteria and unanimously agreed that the criteria was met.

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

## **DECISION**

1. ZBA 17-10 Webster, James, 188 Peabody Hill Rd., Map 225 / Lot 13, Zone: Rural (without town water)

Variance – The applicant requests a variance to construct a machine shed twenty-five feet from the (southerly) side boundary. (Land Use Code, Zoning Ordinance Section V, 5.7 & VI, 6.1)

On a motion by Cournoyer, seconded by Webber the request for a variance to construct a machine shed twenty-five feet from the (southerly) side boundary was granted as presented and per testimony given. (4-0)

The sketch provided is on file with this office with a “Received” date stamp of June 12, 2017 and noted for ZBA 17-10.

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

2. ZBA 17-14 Duval, Edward, 54 A Webster St., Map 244 / Lot 68, Zone: Residence B

Variance – The applicant requests a variance to permit the expansion of a deck with less than the required rear and side setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

On a motion by Durand, seconded by Cournoyer the request for a variance to permit the expansion of a deck with less than the required rear and side setback was granted as presented and per testimony given. (4-0)

3. ZBA 17-13 Pitch Perfect, LLC (Tim Foley), 177 River St., Map 239 / Lot 272.1, Zone: General Business / Rural (with town water)

Variance – The applicant requests a variance to permit a deck and garage with less than the required front and side setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

On a motion by Belletete, seconded by Webber the request for a variance to permit a deck and garage with less than the required front and side setback was granted as presented and per testimony given. (5-0)

Special Exception – The applicant requests a special exception to construct a deck. (Land Use Code, Zoning Ordinance Section VI, 6.7)

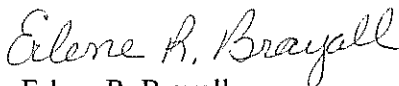
On a motion by Cournoyer, seconded by Belletete the request for a special exception to construct a deck not more than ten (10) feet into the setback area was granted as presented and per testimony given. (5-0)

The plan submitted is on file with this office with a received date stamp of June 15, 2017 for hearing number ZBA 17-13. The plan was originally prepared by Paquin Land Surveying, PLLC, titled Technical Subdivision Survey, plan date February 1, 2017. (5-0)

**ADJOURNMENT**

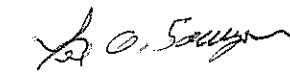
The meeting reconvened at 4:30 on Friday, July 7 and recessed at 8:22 p.m.

Submitted:



Erlene R. Brayall  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman  
Jaffrey ZBA



Ernie Belletete  
Chairman protem  
Jaffrey ZBA

