

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
July 18, 2023

Present: Chairman Lee Sawyer, Members Marc Tieger, Erlene Brayall, Walter Batchelder, Carl Jevne, Judy Lucero (alt), David Jeffries (alt)

Absent: Phil Cournoyer (alt)

Other: Elizabeth Webster, Conservation Commission, Justin Dellogono

Staff: Rob Deschenes, Code Enforcement/Building Inspector, Recording Secretary Newton

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 23-19, 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

ZBA 23-19 Justin & Elizabeth Dellogono, Owner
218 Fitzwilliam Rd, Map 206 Lot 21.1, Zone: Rural, without town water-

Variance – The applicant requests a variance to construct an accessory structure with the 75-foot wetland buffer. (Land Use Code, Zoning Ordinance Section XX, 20.3, 20.4, 20.4.9 & 20.13)

Presentation: Justin Dellogono

Mr. Dellogono is requesting a variance to build a 16' x 20' shed, set on pre-fab piers, within the wetland buffer. A setback variance was granted on July 5. At that time, it was discovered that he would need to ask for a second variance for the wetland due to a small stream on the abutting lot.

W Batchelder asked how far into the buffer would the shed be? Mr. Dellogono responded, 40-45 feet. R Deschenes stated that it is difficult to determine accurate measurements from a printed plan because the scale is not accurate.

Elizabeth Webster, Conservation Commission asked, will the floors be elevated and what will be stored inside? Mr. Dellogono responded that the shed will be built on piers so the floor of the shed will be above the ground. He plans to store his power equipment inside. E Webster stated she is concerned about rising water and felt that it would be appropriate to conduct a site visit. What is the elevation of the stream? Mr. Dellogono responded that he did not know the exact elevation of the stream but it is downhill from the shed, and usually dries up in the summer.

The Board decided to conduct a site visit to take measurements. *D Jeffries recused himself.*

The hearing reopened at the Town Office at 6:53 pm.

E Brayall noted that the hardship is addressed in the application.

R Deschenes stated the measurements on site indicate that the back of the shed will be 32 feet to the bank of the river.

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No abutters spoke for or against.

E Webster appreciates the use of a gravel base and piers. She cautioned Mr. Dellogono to be prepared for high water and to be careful with what is stored at floor level with regard to solvents, chemicals and fuels.

Chairman Sawyer closed the public hearing.

Findings of Fact:

- The proposed shed is 16' x 20'.
- The application meets the five variance criteria.
- The shed is on piers so it will not affect the runoff or water absorption.
- The shed will be located 43 feet into the 75-foot wetland buffer.
- The shed will be used for cold storage only, no electricity.

DECISION

On a **motion** by Tieger, seconded by Jevne the variance requesting to construct a shed 43 feet into the 75-foot wetland buffer was approved as presented per testimony given and plan submitted. (5-0-0)

Plans include: Septic System Design for Justin Dellogono, 218 Fitzwilliam Rd, Jaffrey, Map/Lot 206/21.1, created by Freihofer Septic Design, dated December 10, 2018.

ADJOURNMENT

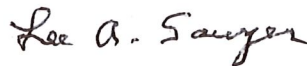
The meeting adjourned at 7:10 pm

Submitted:



Rebecca Newton, Recording Secretary

Attest:



Lee Sawyer, Chairman, Jaffrey ZBA