

**TOWN OF JAFFREY NEW HAMPSHIRE**  
**ZONING BOARD OF ADJUSTMENT**  
**Meeting Minutes**  
**July 2, 2019**

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

**Absent:** Members Batchelder & Durand

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

**MEETING MINUTES APPROVAL**

On a motion by Cournoyer, seconded by Tieger the minutes for the **June 4, 2019** meeting were approved (4-0-0)

On a motion by Webber, seconded by Cournoyer the minutes for the **June 6, 2019** site walk were approved (3-0-1) *Chairman Sawyer abstained*

**PUBLIC HEARING**

Chairman Sawyer called the public hearing to order at 7:05 pm. Notice of hearing for cases No. ZBA 19-08 & 19-09 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 19-08, Peter Fillman, Owner – 81 Red Gate Rd. - Map 210 / Lot 11  
Zone: Rural (without town water & sewer)

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

Presentation: Peter Fillman

The applicants wish to purchase a 14' x 24' Reeds Ferry shed for their property for tool and equipment storage. The parcel has limited usable space. The most logical location would be to the right of the house/garage, however a large boulder at the corner of the garage would require the shed to be pushed back 10 feet into the 40-ft setback to maintain access back yard where the septic system/leach field is located.

Member Webber asked how far from the corner of the garage to the shed. Mr. Fillman stated approx. 20 feet.

CEO Deschenes has been to the property and has no issues.

No abutters spoke for or against.

**The hearing was continued to the site visit. Upon return, Chairman Sawyer closed the public hearing**

2. ZBA 19-09, 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)

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Presentation: Greg Hunt  
Appearance: Dan Scully, Architect

The property has an attached garage, the plan is to covert the current garage space into a first-floor bedroom and construct a new garage. The original proposal called for a 24' x 40' garage to be set into the hill behind the house however, due to the steep slope this plan proved to be cost prohibitive. A revised plan was presented by Dan Scully for a smaller 22' x 30' garage, placed to the right of the house, re-oriented to be parallel to the neighboring house. Due to the steep pitch of the driveway it would be necessary to encroach on the setback to allow vehicles enough room to swing into the garage. A variance is requested to allow the garage to be placed 15 feet from property line. The property is zoned for 40-ft. side set back.

Phil Bailey, abutter – his only concern is the narrow screen of shrubbery between the properties, however the neighbors have worked out an agreement where a larger buffer will be planted behind the garage.

**The hearing was continued to the site visit. Upon return, Chairman Sawyer closed the public hearing**

**DECISIONS**

1. ZBA 19-08, Peter Fillman, Owner – 81 Red Gate Rd. - Map 210 / Lot 11  
Zone: Rural (without town water & sewer)

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

On **motion** by Tieger, seconded by Webber, to approve construction of a 14' x 24' shed to be located not less than 30' from the property line setback as presented and per testimony given. (4-0-0)

1. ZBA 19-09, 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 Cournoyer, seconded by Tieger to approve the construction of a 22' x 30' garage to be located not less than 15' from the property line setback as presented and per testimony given. (4-0-0)

Plans submitted are on file with this office dated July 2, 2019

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

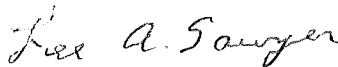
**ADJOURNMENT**

The meeting adjourned at 8:36 pm  
Submitted:



Rebecca Newton  
Recording Secretary

Attest:



Lee A. Sawyer  
Chairman, Jaffrey ZBA