

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
March 1, 2022

Present: Chairman Lee Sawyer, Members Marc Tieger, Erlene Brayall, Carl Jevne, David Jeffries (alt), Phil Cournoyer (alt), *Jeffries will vote*

Absent: Walter Batchelder, Judy Lucero

Others: Jason Gorman, Phyllis Roy, Elizabeth Webster, Conservation Commission

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

MEETING MINUTES APPROVAL

On a **motion** by Tieger seconded by Jevne the minutes of February 1, 2022, were approved as submitted. (4-0-1) *LS abstained*

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 6:00 pm. Notice of hearing for case No. ZBA 22-02, 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 22-02 Phyllis E Roy Rev Trust, Owner
Proctor Rd., Map 237 Lot 30 Zone: Rural, without town water

Variance – The applicant requests a variance to allow the construction of a single-family residence within the front setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

Variance – The applicant requests a variance to allow the construction of a deck within the wetland buffer. (Land Use Code, Zoning Ordinance Section XX, 20.3)

Presentation: Jason Gorman

The owner is constructing a single-family residence on a lot with a narrow building envelope. According to the plan, the attached garage portion of the house would extend 22 feet into the front setback. The deck on the rear of the house would extend 10 feet into the wetland buffer. No relief is needed from the side setbacks.

C Jevne asked can you put the garage to the right side of the house out of the setback area? J Gorman responded that they considered that option, however, the building envelope on that side is even narrower and the land slopes off. The proposed design also has more curb appeal.

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R Deschenes noted that Todd Croteau, Supt. of Highways, reviewed the site and had no issues with the driveway location. J Gorman noted that moving the garage to the right of the house would also move the driveway, reducing the line of site.

E Webster, Conservations Commission, asked will the deck be suspended with footers over a walk-out? J Gorman responded yes, the deck will be suspended using pre-cast concrete footers with a 1'x1' base. Ms. Webster stated that this would be a very minimal impact to the wetlands and had no issues with the proposal.

D Jeffries asked will there be paving for the lower-level walk out? J Gorman responded most likely crushed stone or pavers.

On a **motion** by Tieger, seconded by Jeffries, the Board waived the site visit. (5-0-0)

DECISIONS

1. ZBA 22-02 Phyllis E Roy Rev Trust, Owner
Proctor Rd., Map 237 Lot 30 Zone: Rural, without town water

Variance – The applicant requests a variance to allow the construction of a single-family residence within the front setback. (Land Use Code, Zoning Ordinance Section VI, 6.1)

On a **motion** by Jevne, seconded by Jeffries the request for a variance to permit the construction of single-family residence with a portion of the structure 22 feet into the front setback was approved as presented and per testimony given and plan submitted. (5-0-0)

Variance – The applicant requests a variance to allow the construction of a deck within the wetland buffer. (Land Use Code, Zoning Ordinance Section XX, 20.3)

On a **motion** by Tieger, seconded by Jevne the request for a variance to permit the construction of a deck 10 feet into the wetland buffer was approved as presented and per testimony given and plan submitted. (5-0-0)

Plans include: Phyllis Roy, Property Owner, 20 Proctor Rd., Jaffrey, NH, Lot 237/30, signed by Phyllis Roy, dated March 1, 2022.

OTHER BUSINESS

Appointments – Lee Sawyer agreed to serve another 3-year term.

ADJOURNMENT

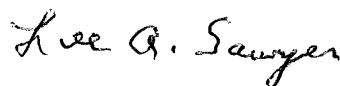
The meeting adjourned at 6:24 pm

Submitted:



Rebecca Newton, Recording Secretary

Attest:



Lee A. Sawyer, Chairman, Jaffrey ZBA