

TOWN OF JAFFREY NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT
Meeting Minutes
May 7, 2019

Present: Chairman Sawyer, Members Batchelder, Durand, Tieger, Webber

Absent: Member Cournoyer, *Member Batchelder will vote*

Staff: Recording Secretary Newton, Code Enforcement Officer Deschenes

MEETING MINUTES APPROVAL

On a motion by Tieger, seconded by Webber the minutes for the **April 5, 2019** meeting were approved as corrected. (4-0-1) *member Durand abstained*

PUBLIC HEARING

Chairman Sawyer called the public hearing to order at 7:03 pm Notice of hearing for case No. ZBA 19-03 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 19-03, Jeanne Daniels, Owner - 7 Piper Lane - Map 239 / Lot 257
Zone: General Business (with town water & sewer)

Special Exception – The applicant requests a special exception to allow an accessory dwelling unit in the general business district. (Land Use Code, Zoning Ordinance Section V, 5.4)

Presentation: Jeanne Daniels, owner

Ms. Daniels purchased the house in Feb 2017. The garage has an extended room off the back that measures 16' x 24' that she would like to convert into a 1-bedroom accessory dwelling unit (ADU). The plan is for an open concept layout consisting of a living room, kitchen, bedroom and bathroom. The 6' x 10' bathroom of the ADU would fit within the existing footprint of the garage due to the location of the plumbing.

The main house currently has two kitchens on the first and second floors. CEO Deschenes indicated that she would need to remove one of the existing kitchens. Ms. Daniels agreed to this stipulation.

Member Webber noted that the land use code states that ADUs are permitted by Special Exception in all residential districts, this house falls within the General Business district. CEO Deschenes clarified that our ordinance was tweaked to be in line with State statute regarding ADUs. RSA 674:72 states ADUs are allowed "in any district that allows residential housing." The General Business district allows single- and two-family dwellings.

Member Durand asked CEO Deschenes if he had any objections with an ADU in that space. Mr. Deschenes responded he has no objections as long as it is up to code.

No abutters spoke for or against.

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

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DECISION

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Special Exception – The applicant requests a special exception to allow an accessory dwelling unit in the general business district. (Land Use Code, Zoning Ordinance Section V, 5.4)

On a **motion** by Tieger, seconded by Durand to allow an accessory dwelling unit in the general business district. (5-0-0)

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

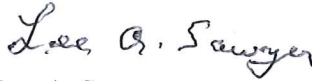
ADJOURNMENT

The meeting adjourned at 7:32 pm
Submitted:



Rebecca Newton
Recording Secretary

Attest:



Lee A. Sawyer
Chairman, Jaffrey ZBA